

05 Hwy 74
St Gabriel, LA 70776



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MLS# 2026007152



\$2,357,550

Set in the heart of Iberville Parish near St. Gabriel, this remarkable 604.5-acre tract offers a rare blend of seclusion, scale, and accessibility just minutes from the gates of LSU and the conveniences of Baton Rouge. Designed for outdoor enthusiasts, the property is a true hunting and recreational retreat, with a well-established trail system that provides easy access throughout the acreage. The land supports excellent wildlife habitat, making it ideal for deer, hog, and small game hunting, while its expansive footprint offers endless opportunities for ATV riding, hiking, and exploring. Power is available on-site. Protected under a mitigation bank easement, the property maintains its natural character and ecological value, ensuring long-term preservation while still allowing for recreational use. Timber harvest are allowed under the bank easement insuring a healthy stand and prime habitat. Whether you're seeking a private hunting haven or a large-scale investment in Louisiana's rich landscape, this property delivers unmatched potential just minutes from the city.



Bryan Hodges

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Open Season Properties LLC

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