

Sale Name: Louisiana Premier Hunting & Fishing Resort Retreat in Terrebonne Parish
LOT 1 - "Mallard Camp" 1,769.3+ acres with remote private island hunting and fishing lodge located near Chau



Description

"Mallard Camp" 1,769.3+ acres with remote private island hunting and fishing lodge located near Chauvin, LA, south of Houma, LA.

The 5,000 sq.ft. premier lodge along with the 1,000 sq.ft. crew quarters sits privately on a completely bulk headed landscaped island in the serene Louisiana marsh. Redfish and crabs can be caught from the walkways and piers in the camp yard, and you are only minutes away from being in a duck blind. Sunsets from the porches of the lodge are unbelievable. The lodge was completely updated and remodeled in 2015 and is like new. You can walk out of the lodge and take a boat to Lake Boudreaux which is only 3.5 miles away and be in fantastic saltwater fishing.

There are also 20 alligator tags that go with the property. There are also 6 boats and 5 floating duck blinds. The lodge amenities include an elevator, all new appliances, completely furnished, 8 bedrooms, and 4 baths.

The property is accessed by Asland Boat Launch and has a heliport onsite. Electricity supplied by Entergy. Water system is a 9,000-gallon rainwater tank system. Property location is T18 South, R18 East, Sections 69-70-76-59-57.

There are no encumbrances or easements on the property. Mallard Camp LLC will only convey whatever rights it may have, subject to mineral servitude, not warrant that it includes the mineral rights. Buyer should conduct their own mineral servitude investigations.

The closest airport is Houma-Terrebonne Airport, 3 miles southeast of Houma Airport (KHUM).

This property would make an excellent retreat, board room, outfitter lodge, or your own private, lavish hunting & fishing resort island retreat for a family.

Contact Chris Lemoine or Barbara Bonnette for more information.

Pre-Auction Offers will be considered.

The preferred title company is Gulf Coast Title Co, Jim Beaty.

Quantity: 1



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