

**Sale Name:** Kitterlin Creek Land & Equipment Auction

**LOT 1 - 3,915.78± acres in Lasalle Parish, near Jena, LA**



**Property Type** Recreational

**Description**

## **Kitterlin Creek Land Auction**

**Estate of Homer E. Gahn Jr.**

3,915.78± acres in Lasalle Parish, near Jena, LA will sell at auction with all owned attached improvements on **August 28<sup>th</sup> 2025 at 11AM CST**. The main property entrance is located at 234 Kitterlin Bay Road, Jena, LA 71342.

This fine property is primarily encompassed of timberlands, lakes, and creek bottoms with great recreational fishing and hunting for ducks, deer, turkey, and squirrel. Fishing in Kitterlin Bay is outstanding and complimented by three other lakes on the property. There is also 12 miles of river frontage on Little River with great fishing and a good natural boundary. Little River is noted as a "Louisiana Scenic River". Kitterlin Bay is studded with large cypress trees. The woodlands with their large oak landscapes have numerous trails and roads throughout the property as well as good road access to most areas. There are private boat ramps to Little River and Kitterlin Bay. 2,973± acres of the property is enrolled in a conservation easement. This protects the natural scenic and aesthetic value of the property that it will remain in its natural

state. There is approximately 1,000± acres in lakes, consisting of Kitterlin Bay, Lehman & Walker Lake, and Fools River Lake.

The property is income producing with great potential for income expansion. The property has a 29±acre in plant container nurseries that has a lot of infrastructure in place which could easily convert to more campsite rentals or a sunflower field for dove hunting. The nursery stock will not convey. There is an RV Park, 2 tenant homes, and a custom built 2016 model lodge style brick home on the water at 902 Osage Drive, Jena, LA. It features 2,498 sq.ft., 3 bedroom, 3 ½ bath, open floor space, kitchen and den with glass to the rear overlooking the lake. There is also a large metal shop with living quarters, and offices. There are RV campsite rentals on Lehman Lake. Also hunting memberships and fishing memberships are available.

### **Property Income Areas:**

- 40 Potential Hunting Memberships
- Unlimited Fishing Memberships
- USDA program payments starting in Sept. 2025
- 45 Potential RV Spot Rentals
- 24 Potential Mobile Home Campsite Rentals
- All Owned Oil & Gas Minerals will convey.
- Potential to grow and enhance all aspects of this property!

The beauty and potential of this place should not be overlooked! It's central location, north of Alexandria, LA, is a huge plus for short weekend getaways. This property could be structured as an equity share ownerships, or as a legacy property tract or a generational land holding.

### **Property Improvements:**

- 5,000 sq.ft. shop with office and living quarters.
- 2 manufactured homes and one wood frame cottage.
- 45 total R.V. park long term spaces with separate electric meters.
- 24 manufactured home park spaces for full memberships.
- 25± acre nursery area.
- 4± acre nursery area.
- Excellent internal road system for access throughout the property
- Pumps, hunting blinds, culverts, gates, and boat ramps.
- 45 deer stands, 39 feeders, food plots, and also 11 duck blinds.
- 902 Osage Trail – Built in 2016, 2,498± sq.ft., 3 bedroom, 3 ½ bath custom brick lodge home on the water of Kitterlin Bay.

2024 Taxes - \$11,330.38±

**Nursery Stock will not convey.**

**Legal Description:** 3,915.78± acres in Lasalle Parish, LA.

- Sec. 24, T7N – R1E
- Sec. 34-18-19, T7N -R2E

- Sec. 30-29-31-32-33, T7N-R2E
- Sec. 3-4-9-10-15, T6N-R2E

### **Closest Airports –**

Jena – 1R1 – 4900' asphalt, unattended, Houston Center, Deridder Flight Service, Unicom.

Alexandria – KAEX – 9,352' concrete, controlled. 127.35 CTAF Polk Approach / Departure / Commercial Operations

For more information or to schedule a showing contact:

Chris Lemoine, CAI 318-359-2394

Barbara Bonnette, CAI 318-308-6614

Alexandria Office, 318-443-6614

**Live Auction Location:** Bonnette Auction Company, 3804 McKeithen Drive, Alexandria, LA 71303 (Bidding will be offered live & online) Equipment to be sold separately.

### **Pre-Auction Offers will be considered.**

Louisiana Auction License No. – LA#818 & LA#1765

Licensed in Louisiana & Mississippi Real Estate.

*\*All acreages and square footages used are approximate. Map line boundaries are approximate. It is the responsibility for each buyer to complete his/her own due diligence.\**

***Projected Income spreadsheet and Conservation Easement available for download in the documents tab.***

**Quantity: 1**



**<https://bid.bonnetteauctions.com/>**