



FEATURED LISTING · GRANT PARISH, LOUISIANA

# 218± Acres — Prime Farm & Timberland

*Hwy 71 between Aloha & Colfax, Louisiana*

A rare combination of fertile farmland and recreational timberland fronting U.S. Highway 71 in Central Louisiana. Roughly 60% open agricultural ground and 40% timber, with documented trophy-class deer activity, a transmission line on-site that may qualify the tract for solar, and ample room for a private homesite.

Listing Agent — **Barbara Bonnette**

Louisiana Outdoor Properties  
**218±**  
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COMPOSITION

**60/40**

FRONTAGE

**Hwy 71**

PARISH

**\$875,000**  
**Grant**

ASKING PRICE

## Property Overview

This **218± acre tract** on Highway 71 in **Colfax, Louisiana** is a rare blend of productive agricultural ground and recreational timberland in the heart of **Grant Parish**. Roughly 60% of the property is open, fertile farmland currently in soybean production, while the remaining 40% is wooded timberland offering excellent wildlife habitat for white-tailed deer, turkey, and small game.

Located just **south of Aloha and north of Colfax** with direct frontage on U.S. Highway 71, the tract offers paved-road access, a transmission line easement on the property, easy travel to Alexandria and Natchitoches, and a quiet rural setting that works equally well as a private homesite, family hunting camp, working farm, or investment-grade land holding.

### Key Features

- ◆ **218± total acres** in Grant Parish, Louisiana
- ◆ **~60% fertile farmland** — currently in soybeans
- ◆ **~40% timberland** — mature cover, prime deer habitat
- ◆ **Direct U.S. Hwy 71 frontage** — paved access
- ◆ **Transmission line on property** — solar potential
- ◆ **Trophy-class trail-cam evidence** on file

### Property Snapshot

<b>Asking Price</b>	\$875,000
<b>Price / Acre</b>	~\$4,013
<b>Total Acreage</b>	218±
<b>Composition</b>	60% Farm / 40% Timber
<b>Highway Frontage</b>	U.S. Hwy 71
<b>Township / Range</b>	T7N R4W, Sec. 11/14/15
<b>Parish</b>	Grant
<b>Utilities</b>	Transmission line on tract

### Farmland in Production



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Soybean field with the on-site transmission line at the treeline



Open ag ground with farm road and timber edge

## Wildlife & Hunting Evidence

### Documented Trophy-Class Deer Activity

The trail-cam library on this tract tells the real story. The combination of dense timber bedding cover, mature mast-producing trees, and the soft food edge created by the surrounding soybean fields concentrates deer year-round — including the kind of mature bucks most hunters are after.



Mature trophy buck — 12/01/2025



Mature buck near feeder — 12/08/2025



Buck feeding — 1/03/2026



Buck at feeder — 12/28/2025



Multiple deer at feeding station — 10/12/2025  
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### What the Cameras Show

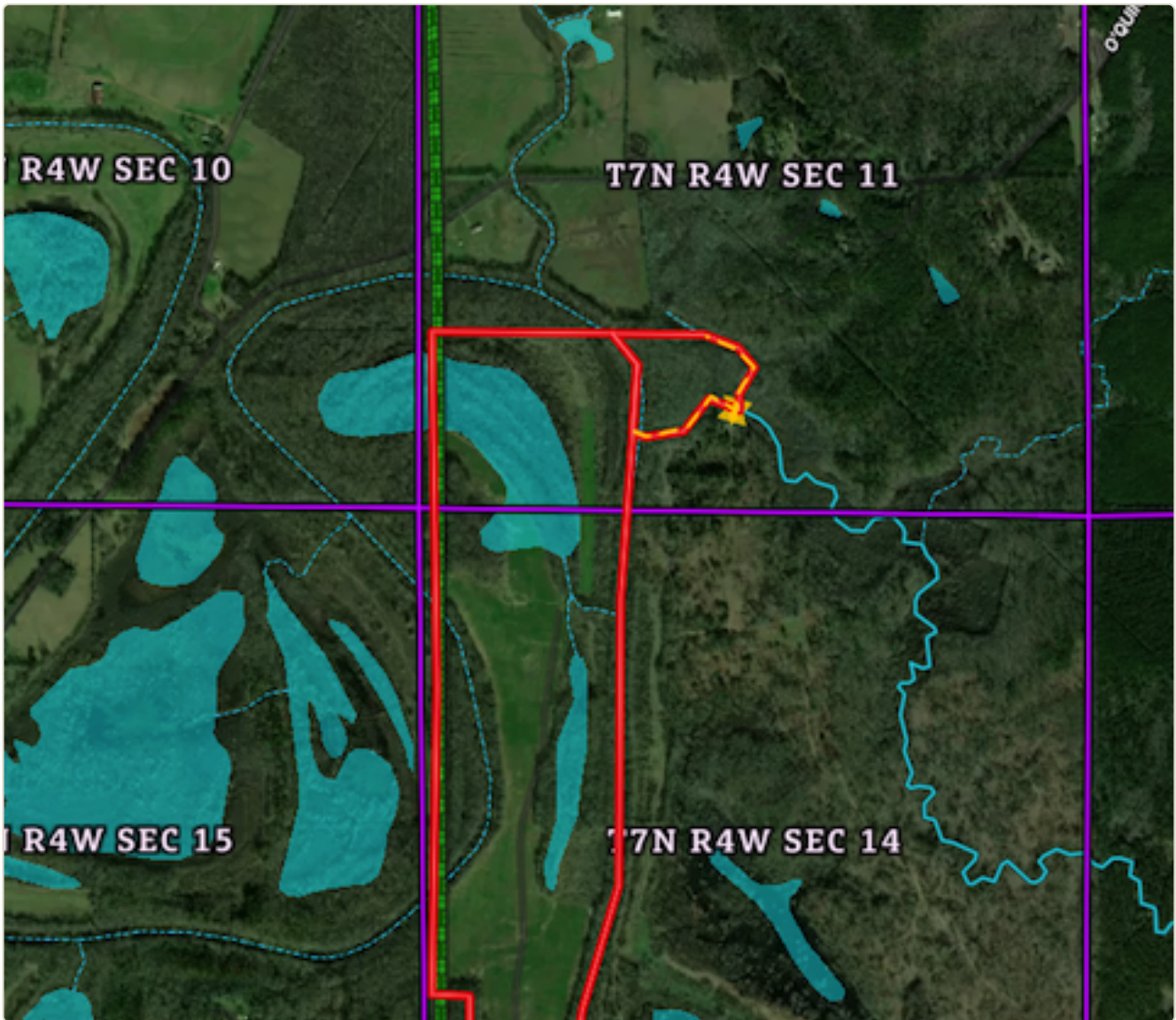
Multiple mature bucks are using this property as core range. Daytime and nighttime activity, family groups, and bachelor groups have all been documented across multiple seasons.

In addition to whitetail deer, the property's mix of mature hardwoods and ag-edge habitat supports **wild turkey, squirrel, and waterfowl** using the drainages and surrounding water features.

## Location & Boundary Map

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The property fronts **U.S. Highway 71 in Grant Parish, Louisiana**, between the small community of **Aloha** and the parish seat of **Colfax**. The boundary spans **T7N R4W, Sections 11, 14, and 15**, with paved Hwy 71 frontage along the south end of the tract and the transmission line easement running along the western edge of the property.



Approximate boundary outlined in red. Hwy 71 frontage at south. Transmission line easement at west. Map for marketing purposes only — subject to survey.

### Drive Times

<b>Alexandria, LA</b>	~25 minutes
<b>Natchitoches, LA</b>	~45 minutes
<b>Shreveport, LA</b>	~1 hour 45 minutes
<b>Baton Rouge, LA</b>	~2 hours 15 minutes

## Who This Tract Is Perfect For

### Hunters & Outdoor Enthusiasts

Documented mature bucks on trail cam, dense timbered bedding cover, and the soft food edge of surrounding soybean ground concentrate deer year-round. Also supports turkey, squirrel, and waterfowl on adjacent drainages.

### Farmers & Agricultural Investors

Roughly 130 acres of fertile, open ground are currently in soybean production, providing the new owner with steady annual revenue from crop or grazing leases.

### Buyers Seeking a Rural Homesite

Highway 71 frontage, abundant building sites, and the privacy of surrounding farmland and timber make this a standout candidate for a custom homestead, family compound, or weekend retreat.

### Solar & Renewable Energy Developers

The tract has an existing transmission line on the property, which may make it a strong candidate for solar panel development. Direct interconnection proximity is one of the most valuable attributes a solar site can have.

## Schedule a Showing

**Barbara Bonnette** · Listing Agent

Louisiana Outdoor Properties

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*Disclaimer:* Acreage is approximate and subject to survey. Trail-camera images are representative of wildlife activity observed on or near the property and are not a guarantee of future hunting results. Buyer to verify all information independently, including but not limited to acreage, zoning, soil composition, mineral rights, utility availability, solar interconnection eligibility, and intended use. Louisiana Outdoor Properties · [LouisianaOutdoorProperties.com](http://LouisianaOutdoorProperties.com)