

53.63± ACRES

McGehee Road

Bogalusa/Washington/LA



\$195,780



Expect More. Get More.

TomSmithLandandHomes.com

Office: 601.898.2772

The Property

53.63± Acres

Discover 53.63± acres of pure Louisiana outdoors just outside Bogalusa, tucked away off McGehee Road. This diverse and scenic tract offers a beautiful mix of timber, featuring mature hardwoods and pines blended with juniper and other native trees—creating an ideal habitat for deer and other wildlife.

Adams Creek and Bogalusa Creek border the land, providing year-round water access for wildlife and endless recreational opportunities. From cooling off with a swim or wading along Bogalusa Creek in the summer to enjoying peaceful creek views throughout the year, the water features truly set this property apart.

While much of the acreage lies within a flood zone—perfect for recreation, hunting, and conservation—there are residential lots available along McGehee Road that sit outside the flood zone. This gives you the rare opportunity to build your dream home on high ground while enjoying immediate access to your own 53± acre recreational playground.



DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

ROBERT RITCHIE
REALTOR®
O: 601.898.2772 | C: 985.750.2968
RRitchie@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!



The Property



DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com



ROBERT RITCHIE
REALTOR®
O: 601.898.2772 | C: 985.750.2968
RRitchie@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!



Aerial Photos



DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com



ROBERT RITCHIE
REALTOR®
O: 601.898.2772 | C: 985.750.2968
RRitchie@TomSmithLand.com

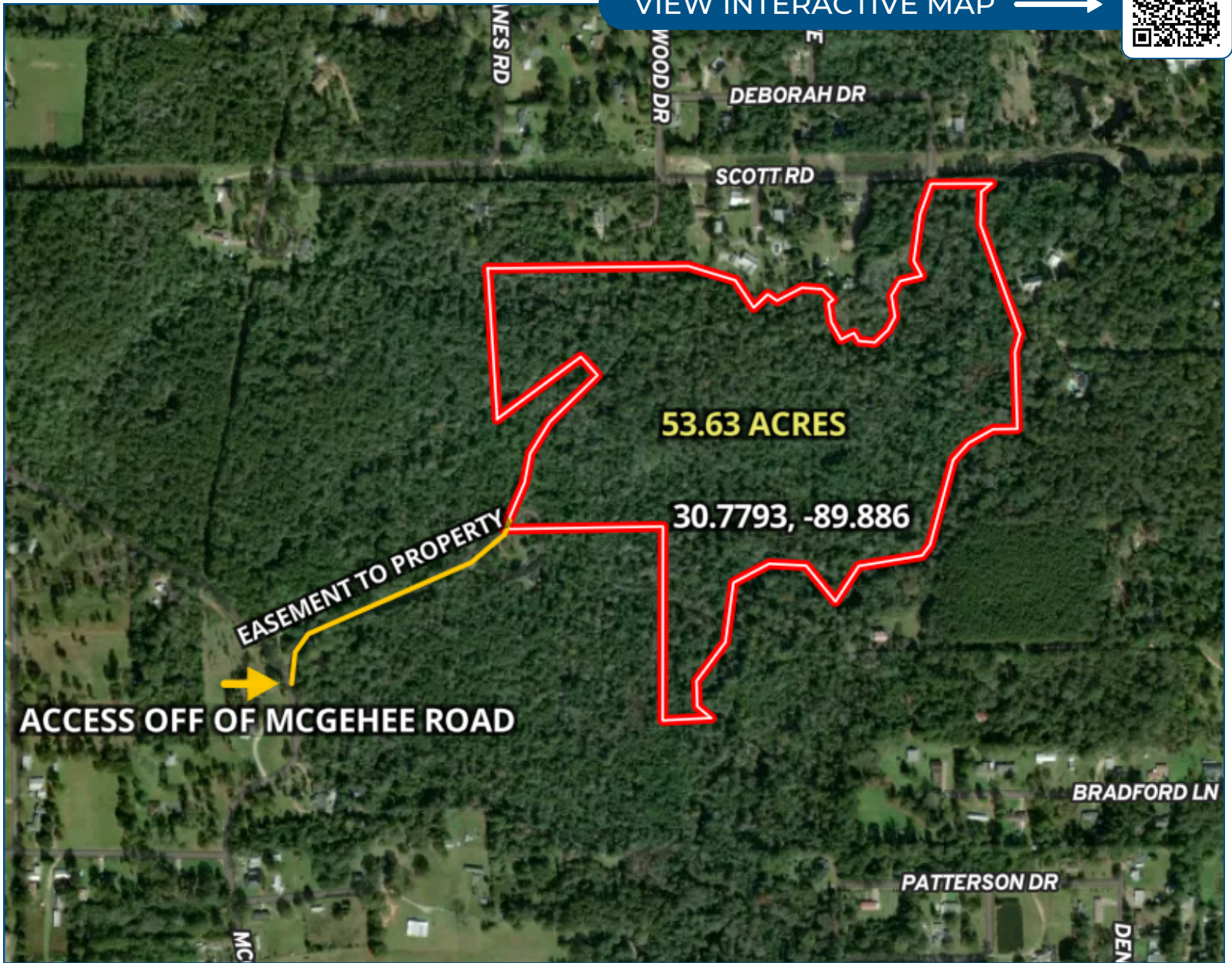
Expect More. Get More.

The Real Estate Experts You Can Trust!



Aerial Map

VIEW INTERACTIVE MAP →



DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

ROBERT RITCHIE
REALTOR®
O: 601.898.2772 | C: 985.750.2968
RRitchie@TomSmithLand.com

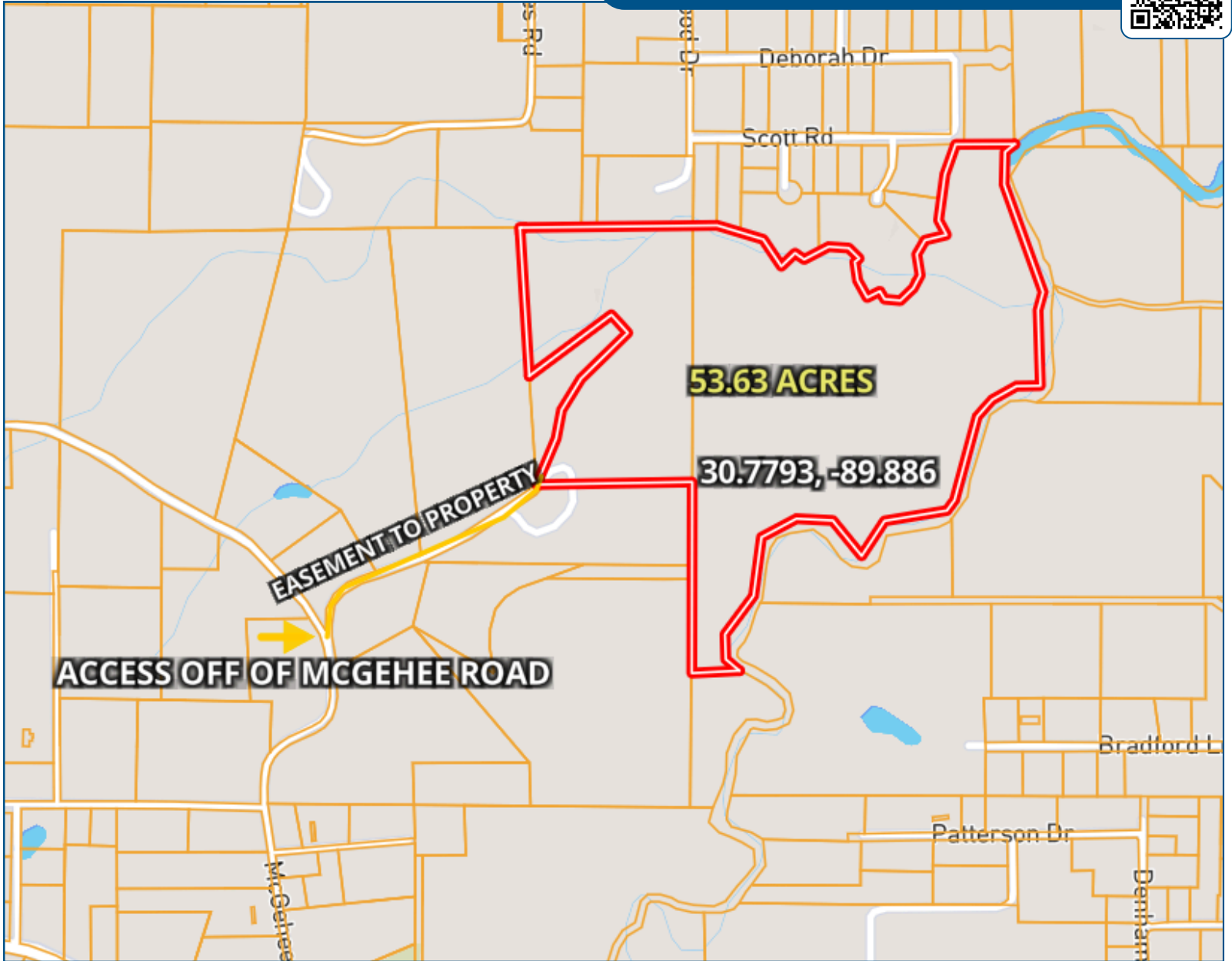
Expect More. Get More.

The Real Estate Experts You Can Trust!



Ownership Map

VIEW INTERACTIVE MAP →



DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

ROBERT RITCHIE
REALTOR®
O: 601.898.2772 | C: 985.750.2968
RRitchie@TomSmithLand.com

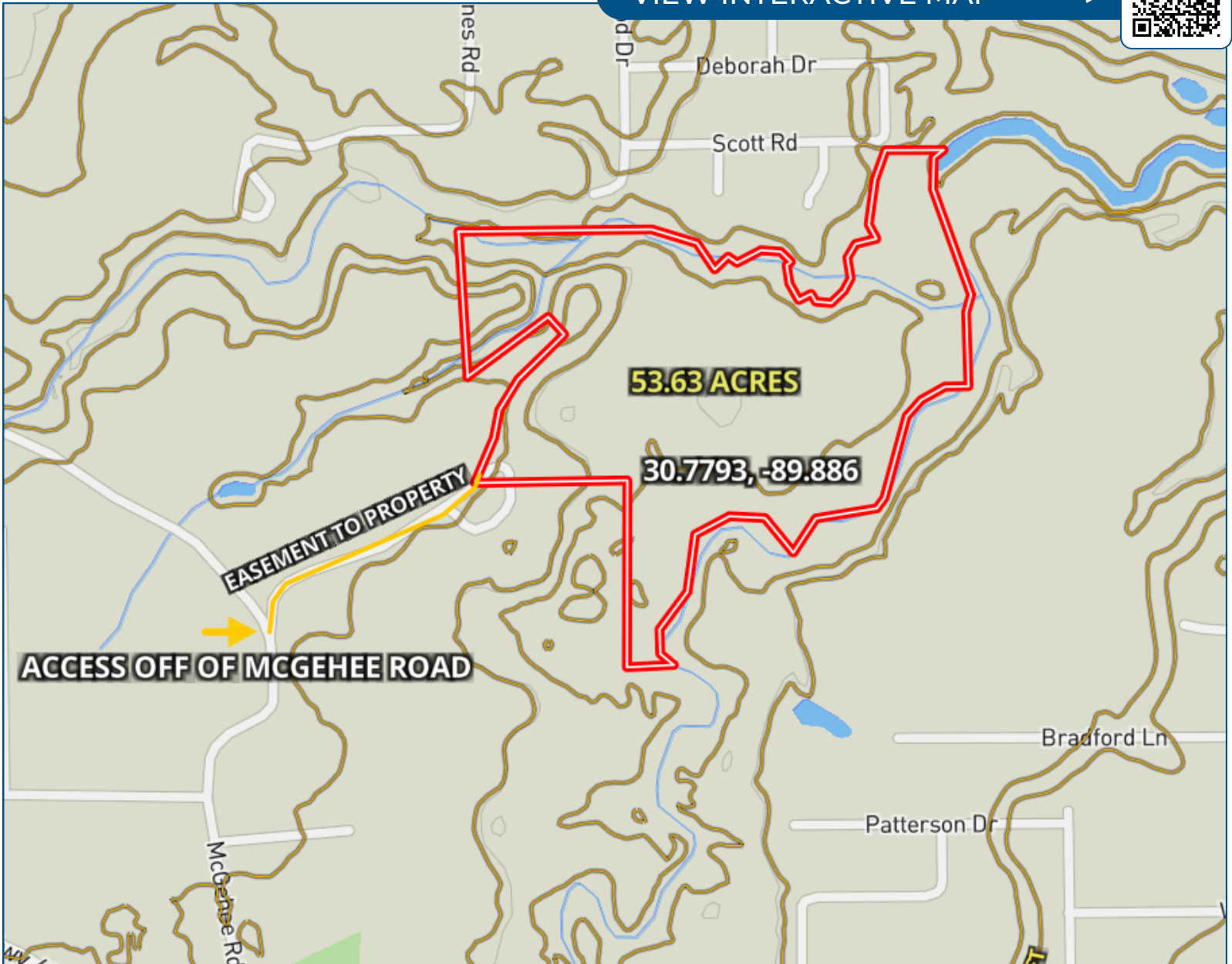
Expect More. Get More.

The Real Estate Experts You Can Trust!



Topo Map

VIEW INTERACTIVE MAP →



DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com



ROBERT RITCHIE
REALTOR®
O: 601.898.2772 | C: 985.750.2968
RRitchie@TomSmithLand.com

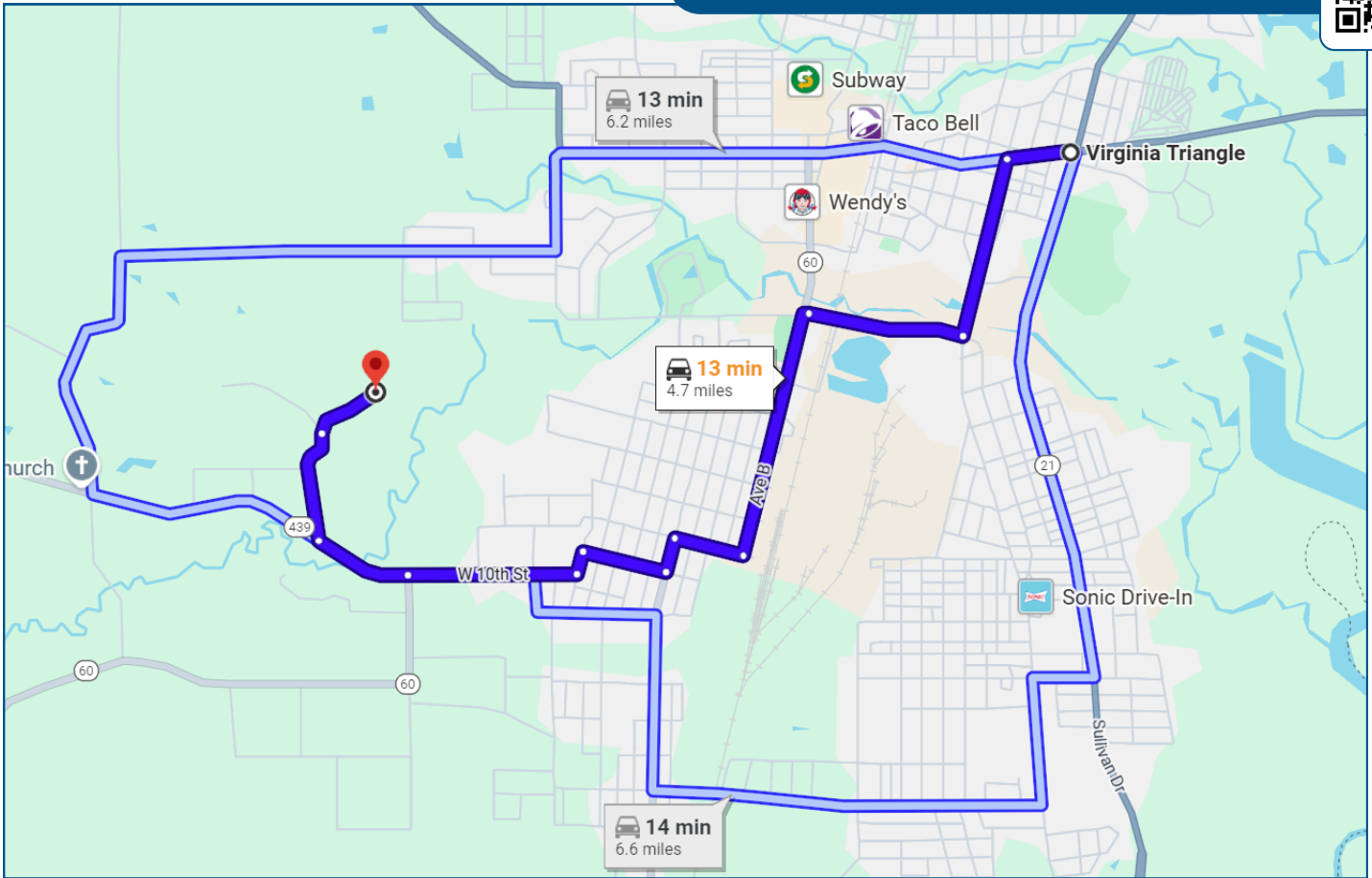
Expect More. Get More.

The Real Estate Experts You Can Trust!



Directional Map

VIEW INTERACTIVE MAP →



Directions from Louisiana Ave and Highway 21 in Bogalusa:

Follow to LA-3124 S/Richmond St for 0.3 mi; continue on LA-3124 S/Richmond St to LA-60 W/Ave B for 1.2 mi; continue on LA-60 W/Ave B to W 9th St for 1.1 mi; Continue on W 9th St to LA-60 W/W 10th St for 0.7 mi; continue on LA-60 W/W 10th St to McGehee Rd/Par Rd 524 for 0.8 mi; turn right onto McGehee Rd/Par Rd 524; Continue to follow McGehee Rd; gravel road on right will take you back to property.



DAVID BELDEN ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com



ROBERT RITCHIE REALTOR®
O: 601.898.2772 | C: 985.750.2968
RRitchie@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

