



## Louisiana Red River Resort, Caddo County, Louisiana, 45.00 Acres

**\$1,450,000**

- Big Game, Equestrian, Fishing, House, Income producing, Lake/Pond, Pond, River Frontage, Waterfowl, Wildlife Viewing

There is absolutely nothing quite like this property! Let me explain! This luxurious home has 4,606sq feet, 4 bedrooms, 3.5 baths, 32 ft ceilings with mesquite tongue and groove flooring, custom stone fireplace, lights, fixtures, appliances and much more. It is truly one of a kind home situated on 45 acres on the banks of the Red River in Belcher, LA with the most incredible outdoor entertaining area, you can hunt trophy, Whitetail deer, ducks, dove and enjoy some of the best fishing around. The home has three levels, a 1,000 square-foot screened in porch with kitchen and cooking area. Back in 1975 the core of engineers straightened up the Red River which left an oxbow, mile long lake just outside the front door of the property, it left a smaller lake which is right in the duck flyway making hunting exceptional. There are four outbuildings, loafing sheds for the horses it is fenced and cross fenced for your cattle or horse, Horse barn, a state of the art round riding arena and two RV hook ups on the property. It has small chicken houses if you want to grow your own chickens or eggs. You have a solar system sitting on poles just out side the back door. Whole house generator and MUCH MORE! This would be an excellent property to do an Airbnb, or a 501(c) charity project or you can live on the property miles from the major cities. But then Shreveport is only 20 miles away and Texarkana is about 37 minutes to the north on Highway 49. The horse track in Bossier City is about 19 minutes from the property. Also located in Bossier city is horseshoe, Margaritaville, and several other major casinos sitting right on the red River.

**Click on Video Above**

**Main Info**

- Street Address : 10170 Dixon RD
- Lot Size Acres : 45.00 Acres
- Postal / Zip Code : 71004
- Dwelling : Yes
- State / Province : Louisiana
- (Assessor) Parcel Number : tbd
- County : Caddo
- Closest City : Shreveport

### Taxes

Tax Year : 2022

Estimated Taxes per year are \$3,021.00

### Broker Info



#### Milton Dailey

**Home & Ranch Sales**

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**Co-listing with: Pinnacle Realty Advisors, Kendra Tatum**

Since the inception of Home & Ranch Sales in 2002, Milton Dailey has etched an indelible mark on the realm of Real Estate, ascending to a distinguished position as a trailblazing leader in property sales, with a specialization in multi-million-dollar properties. With a career that spans over two decades, Milton's influence is not only felt within the Real Estate sector but also resonates within the realm of outdoor entertainment. As the charismatic host of the acclaimed TV show "Man vs Elk," Milton seamlessly transitioned into the upper echelons of the Hunting, Fishing, Ranch & Farm sales market, earning himself the coveted top producer accolade. His deep-rooted passion for the outdoors and keen understanding of the market dynamics enabled him to excel in this niche. Milton's innovative prowess shines brightly in his masterful utilization of digital and social media advertising campaigns to promote real estate. A true pioneer, he has harnessed the power of these platforms to create strategic campaigns that resonate with audiences at local, regional, and national levels. His unique stylistic approach captivates potential buyers and sellers alike, propelling him to the forefront of the industry as one of its most distinguished producers. Milton's driving philosophy, encapsulated in his mantra, "it's all about how many people I can get YOUR property in front of," underscores his customer-centric approach. This has become the cornerstone of his success, enabling him to forge enduring relationships and deliver exceptional results. Licensed in Colorado and Arkansas, Milton Dailey's story is one of relentless innovation, unwavering dedication, and a profound connection with the outdoors. As he continues to redefine the boundaries of what's possible in Real Estate and beyond, Milton's legacy remains an inspiring testament to the power of vision, determination, and an unyielding passion for excellence.

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