

\$1,800,000 - 1701 Kateland Road, Colfax

MLS® #2519772

\$1,800,000

0 Bedroom, 0.00 Bathroom, 2,241 sqft

Land on 395.45 Acres

N/A, Colfax, Louisiana

Triple C Ranch â€™ a 395.45Â± acre high-fenced hunting and recreational property â€™ is now available in Grant Parish, Louisiana, just outside Colfax on KateLand Road. This turnkey Louisiana hunting ranch offers a private lodge, stocked lake, and a thriving mix of native and exotic game. Ideal for the avid outdoorsman, or corporate hunting retreat.

Property Highlights

Size & Location: 395.45Â± acres â€™ 1701 KateLand Road, Colfax, LA. Only 20 minutes from Alexandria Regional Airport.

Lodge: 2,241Â± heated sq ft, 4 bedrooms, 2 baths, den with fireplace, large kitchen, covered porches, scenic lake views. Metal roof covers lodge & outdoor area (3,600Â± sq ft), plus 588Â± sq ft storage building.

Utilities: Town water, electricity, and working well.

Access: Gated entry, elevated limestone roads throughout.

Wildlife & Game

Stocked with a well-established herd of native and exotic species:

200â€™300 whitetail deer (mature bucks, does, fawns)

PÃƒre Davidâ€™s deer (5 bulls, 10 cows, 6 calves)

Axis deer, oryx, bighorn sheep

6 water buffalo (1 bull, 3 cows, 2 calves)

Hunting Amenities



8 food plots
9 solar 350 lb protein feeders
2 Ã— 1,000 lb protein gravity feeders
2 covered free-range feeders
7 Ã— 2-man fiberglass box stands
1 Ã— 3-man fiberglass box stand
3 Ã— 2-man tree stands
3 Ã— single tree stands
2 ground blinds
Timber & Habitat
Mature stands of oak, ash, honey locust,
persimmon, cypress, and pecanâ€”providing
food and cover for wildlife, as well as potential
timber income.

Additional Details
Parish: Grant
Sections: 2, 3, 8, T5North, R3W
Annual Taxes: \$4,180.13
Minerals: Will not convey
List Price: \$1,800,000

Why This Property Stands Out

Triple C Ranch is more than just Louisiana
land for saleâ€”itâ€™s a rare opportunity to
own a high fence exotic game ranch with
exceptional wildlife diversity, quality hunting
infrastructure, and year-round accessibility.

Essential Information

MLS® #	2519772
Price	\$1,800,000
Bathrooms	0.00
Square Footage	2,241
Acres	395.45
Type	Land
Status	Active

Community Information

Address	1701 Kateland Road
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Subdivision	N/A
City	Colfax
County	Grant
State	Louisiana
Zip Code	71417

Amenities

Utilities	Electricity Available, Sewer Available, Water Available
Parking	Boat, RV Access/Parking

Exterior

Lot Description	Acreage, Outside City Limits
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Additional Information

Days on Market	6
Zoning	Unk



Listing Courtesy of Gulf South Real Estate Information Network

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