

# WINTER QUARTERS



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## FOR SALE

*A 94-Acre Oasis  
in the Heart of  
Sportsman's  
Paradise*





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# Winter Quarters

It's not just a location. It's a way of life.

Deep in the heart of South Louisiana, lies a property so unique, it is unrivaled for all of its beauty and tranquility. Whether you are looking for a personal oasis, corporate retreat, or an upscale waterfront development, Winter Quarters is the perfect location... the perfect way of life.

## 1. Main Entrance

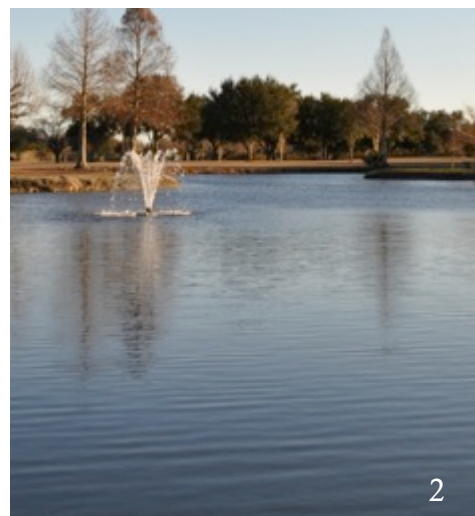
Winter Quarters has a majestic entry onto the property via a 375' cement driveway with brick accents. You are welcomed by a canopy of 16, mature oak trees and lines of azaleas and gas lanterns as you make your way to a private, coded gate.

## 2. Front Pond

This ~3.5 acre pond is 15-18' deep and is complete with two illuminated fountains and a small island refuge with lighted sugar kettle. The pond is stocked with sac-a-lait, bass, and bream.

## 3. Orchards

~4.25 acres with over 150 pecan, citrus, and fruit trees planted.



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“Winter Quarters”  
is a registered  
trademark.

The name “Winter  
Quarters” is a registered  
trademark that will be  
transferred with the sale.



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#### 4. Future Home Site

This ~7.15 acre site is filled with 40+ oak trees and a beautiful arrangement of crepe myrtles and azaleas with majestic views of both ponds. An elevated, multi-tiered site has been sculpted for a future large home, garden, and koi pond. The home site was designed for a large, two story home with pilings driven for additional support. Plans for the home, by Michael Caldwell, may also be available with the sale.

#### 5. Minor's Canal Waterfront

Winter Quarters provides ~2,250 linear feet of bulkheaded, tree-lined, waterfront property along Minor's Canal. The waterway offers access to a multitude of sporting options with fresh and saltwater fishing just minutes away! This property also presents development opportunities similar to the upscale homes rising across the canal in Waterproof Plantation.

#### 6. Additional Grounds

An additional area of property runs along the two ponds and home sites. These grounds could be developed or left as green space. The owner had plans for a small airstrip or a 9-hole golf course in this area of the property.



## 7. Guest House

A 2-story, 2,526 SF "Guest House" is currently overlooking a ~3 acre stocked pond. The house was built in 1995 and features 3 Bedrooms and 3.5 Bathrooms. A large, open porch and a large, screened porch are located on either side of the house and give wonderful sunrise and sunset views of the pond, bridge, and the dozens of ducks and geese that make Winter Quarters their home.

The interior of the home has a Great Room with fireplace, full Kitchen with gas range and wine fridge, a Master Bedroom downstairs, and two Bedrooms upstairs.

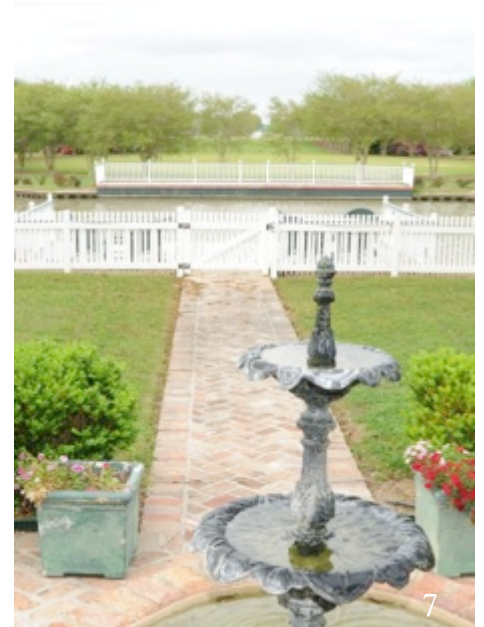
Decks are featured on both sides of the pond, which is bulkheaded in some areas and is stocked with bass, sac-a-lait, and bream.

## 8. Marina

This large marina is perfect for any sportsman or could even withstand some commercial use. It features concrete boat launches and ~600 linear feet of steel bulkhead. There are four concrete boat launches, one of which has a dry dock to remove vessels from the water. Another small boat launch goes directly into Minor's Canal.

There is plenty of space to moor vessels. On the other side from the launch are three large boat slips with docks plus an additional four slips for smaller boats. Pilings are driven and plans exist for a covered boat shed with lifts for all of these slips.

In 2008, a contractor estimated the replacement cost of the marina at \$2,700,000.00.







### 9. Barn

This 11,676 SF barn is the perfect “toy shed”. It can be accessed via the service road with entry via locked gate with security camera. One side has two, large, climate controlled cedar closets and large walk-in cooler.



### 9. Barn

The barn is perfect for hunters or anyone wanting to entertain clients as it has a commercial grade kitchen for entertaining, slaughter room for game, beer cooler, and ice machine.



### 9. Barn

The other side of the barn is heated and has multiple overhead doors. There is plenty of storage space for boats, tractors, and equipment. Overhead storage decks are also throughout.



### 10. Game Preserve

~5 acre game preserve with high fencing, pens, grazing areas, and hatchery/incubator buildings. Area was registered with LWF for alternative livestock (used to house buffalo, whitetail deer, ostrich, etc.).



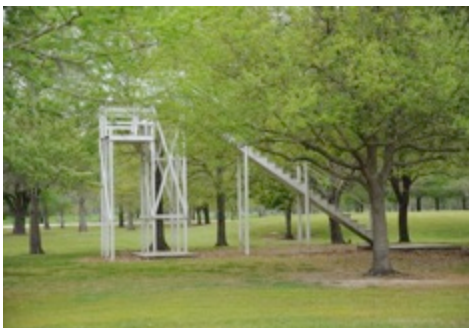
### 11. Rifle Range

Tree-lined rifle range is complete with a covered shooting station, target area, and earthen backstop.



### 12. Kennels

4,200 SF concrete slab with 10 kennel areas with runs and high chain link fencing.



### 13. Archery Range

Tree-lined area with large shooting stand and lanes for archery practice.



### 16. Pump System

Winter Quarters is force drained through a pumping system. The pump, which is 12”, provides drainage for the entire grounds.



### Equipment

Some equipment will be included with the sale including tractors, mowers, bush hogs, and a trailered 25KW generator.



Other features or amenities not listed include:

- Security system with wireless DVR cameras (some with audio) that can be monitored from anywhere in the world via internet
- Raised areas with plans for a drive-thru boat/equip. storage shed (14) and trophy room (15)
- 8" waterline on most of property
- Gas lines on much of property (but not at marina)
- Approximately 1.6 miles of aggregate roads

**Listed for  
\$5,250,000.00**



**Contact Agent Logan "Hank" Babin, III**

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