

**Lot 11a Hwy 411**  
Maringouin, LA 70757



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**MLS# 2023004682**



**\$29,000**

Bayou-front lot situated in "Sun's Island" .. a country residential development located between Livonia & Maringouin. The lot is partially wooded, but with some tree-clearing there'd be plenty of room between the road and the bayou to build the home you've been wanting. (See lot dimensions.) Subdivision restrictions and survey map attached. The 60-foot wide strip of land adjacent to lot 11A will have to be purchased with Lot 11A for an additional \$10,000.



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