

A-1 Hwy 966
St Francisville, LA 70775

 **LOGO** COMING
SOON

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MLS# 2024015246



\$306,425

LOCATION! LOCATION! LOCATION! This beautiful wooded 8+ acre tract is located in the southern part of West Feliciana Parish among large tracts of land and homes. Ideal location for a quick commute to Baton Rouge, St Francisville, or Mississippi. Lot A-1 offers **USABLE ACREAGE** with numerous build sites for your dream home, barn, workshop, etc. and there is a small area with a dry **SANDY CREEK** at the back boundary for adventures, hiking, etc. The lot is wooded and has trails and beautiful mature hardwood trees that add character for the typical feel of rural St. Francisville. Livestock is allowed and this property is high & dry, so flood insurance is not required. A minimum 2000 sf la is required for your home and there are some construction guidelines, when you're ready to build. No mobile homes or barndominiums. Water & electricity are available at the front boundary of the property on LA Hwy 966. Wear your boots and come check it out! (Look for signs across from 4660 LA Hwy 966, St Francisville -GPS.) (Campers will be removed before closing.)



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For full listing details, please scan:

