

1723 A Dr. Beatrous Road
Theriot, LA 70397



LOGO COMING
SOON

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\$79,900

BAYOU DULARGE - BAYOUSIDE -BAYOU water-FRONT VACANT LOT- BULKHEADED RESTRICTIVE COVENANTS IN PLACE - PROPERTY LEVELED. CULVERTS ACROSS ENTIRE FRONT FOOTAGE OF PROPERTY. NEAR PROXIMITY TO BAYOU DULARGE MARINA. SPORTSMAN'S PARADISE OF LOUISIANA WHERE THE FISHING, FOOD AND COMRADERIE ARE AWESOME! SALTWATER INLAND SPECIES OF FISH CAUGHT ARE: SPECKLED TROUT, WHITE TROUT, RED FISH, FLOUNDER, DRUM AND CATFISH. LET'S NOT FORGET OUR SHRIMP, CRABS AND OYSTERS IN OUR INLAND WATERWAYS. OFFSHORE SPECIES ARE: RED SNAPPER, MANGROVE SNAPPER, AMBERJACK COBIA, GROUPER, YELLOWFIN TUNA, BLACKFIN TUNA, SWORDFISH, TILE FISH, MARLIN, WAHOO AND DOLPHIN. IN RESTRICTIONS: YOU CAN BUILD A CAMPSITE OR A RESIDENCE AND LIVE IN A PERMANENT APPROVED/PERMITTED BUILDING-HOME STRUCTURE, BUT YOU CANNOT SET UP RESIDENCE IN A CAMPER. MUST HAVE ANOTHER VERIFIED PRIMARY RESIDENCE TO SET UP A CAMPER. A CAMPER IS ALLOWED FOR RECREATIONAL, VACATIONS, FISHING VISITS AS OFTEN AS YOU LIKE. BUT YOU CANNOT LIVE THERE WITH A CAMPER AS A PRIMARY RESIDENCE. CALL YOU FAVORITE AGENT FOR MORE INFORMATION OR



Linda Faulk

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