

**Tbd Highway 51**  
Tickfaw, LA 70466



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**MLS# 2025003145**



**\$469,900**

A nice real estate opportunity featuring 22.49 +/- acres in a prime location offering ample room for the development of your future home or whatever your dreams are. This property promises a lucrative venture in the dynamic real estate market. High Visibility location along the Highway 51 corridor. Railroad tracks at the east/rear boundary. Please note that the total property is 22.49 acres, which includes three separate parcels of land. The Sellers prefer to sell all 22.49 acres together due to a land lock issue with the 8.8-acre tract, meaning the 8.8-acre parcel cannot be sold on its own. Therefore, if you're interested in purchasing the 8.8 acres, it must be bought along with one of the other tracts. Here's the breakdown of each parcel: 8.80 acres located in the SW of the NW of Section 35, Township 5S, Range 7E 7.14 acres, consisting of 1.86 acres (Tract 2) and 5.28 acres (Tract 3), part of a partition in Section 35, Township 5S, Range 7E 6.55 acres in the W of the SW of Section 35, Township 5S, Range 7E



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For full listing details, please scan:

