

Richard Waguespack Rd
Gonzales, LA 70737



LOGO COMING
SOON

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MLS# 2025004845



\$778,822

Here it is! 268 acres in Ascension Parish just minutes away from Baton Rouge. The majority of this property currently exists as an early successional bottomland hardwood timber stand with trees planted in 2011. A mitigation bank was established in 2011 and maintains a conservation easement in perpetuity. The current timber stand provides excellent vegetation and cover, making it an ideal habitat for deer, rabbits, and other small game. Located along the I-10 corridor, this property offers unmatched convenience with easy access to Baton Rouge, New Orleans, and Prairieville. This tract has established access trails providing easy travel throughout and around the property perimeter as well as an existing pipeline ROW that traverses the site. The trail camera pictures speak for itself, quality deer and excellent wildlife habitat. Give me a call to schedule a showing today!



Colton Jumonville
Phone: (225) 262-9420

Trusty Investment Properties, LLC

For full listing details, please scan:

