

2031 Highway 452
Marksville, LA 71351



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MLS# 2025012920



\$37,000

Discover the freedom of owning unrestricted land with access from Preston St. This versatile property has no zoning, HOA, or deed restrictions, giving you the ultimate flexibility. City water and electricity are available nearby; septic needed. Sub-dividable with no minimum lot size perfect for investors or anyone wanting room to grow. Survey available upon request. Located just outside Marksville, enjoy nearby amenities like Paragon Casino and Tamahka Trails Golf Course. Only 5 minutes from the Brouillette Recreation Area on the Red River, offering public boating and swimming. Just 40 minutes to Alexandria for more options and expanded recreation including the Alexandria Zoological Park and Kincaid Reservoir for hiking and fishing. Don't miss this opportunity to own land with freedom, flexibility, and access to everything you need!



Kurt Clements

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