

3358 Highway 307
Thibodaux, LA 70301



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MLS# 2025014978



\$240,000

3 Bedrooms | 2 Bathrooms | 1,206 Sqft

FLOOD ZONE B LISTED AT APPRAISED PRICE THIS PROPERTY IS 5.62 ACRES OF USEABLE LAND, PROVIDING SPACE FOR BUILDING OR GARDENING, OR RECREATIONAL USE. A MOBILE HOME (1997) CURRENTLY OCCUPIED BY THE SELLER IS INCLUDED WITH THE SALE, OFFERING IMMEDIATE HOUSING OR POTENTIAL RENTAL INCOME. WITH THE SALE COMES APPROXIMATELY 24 ADDITIONAL ACRES OF WOODED WETLAND BEHIND THE USEABLE ACERAGE CREATING A PRIVATE, NATURAL SETTING WITH PLENTY OF ROOM TO EXPLORE. THERE IS A BRIDGE BEHIND THE MOBILE HOME THAT LEADS INTO THE WOODED AREA WHICH TRAVELS ABOUT 200 FT TO A STAND FOR HUNTING. MAP OF SURVEY FOR 5.62 ACRES OF USEABLE LAND CAN BE FOUND IN DOCUMENTS. THE ADDITIONAL 24 ACRES HAVE NOT BEEN SURVEYED.



Jane Bourgeois

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Dream Home Realty, LLC

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