8286 Hwy 44 Convent, LA 70723

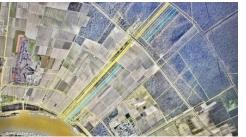


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MLS# 2025015235







\$786,000

Rare Riverfront Opportunity on the Mississippi River 8286 Highway 44, Convent, LA 70723 Discover an exceptional property with unlimited potential in the heart of St. James Parish. This unique property includes:
***Charming Home: A 1, 200+/- sq. ft. residence featuring 2 bedrooms and 1 bath perfect as a primary home, guest house, or rental.
***Expansive Acreage: Over 41 acres of land, providing space for agriculture, recreation, or future development w/Approx. 170' of road frontage on HWY 44.
***Batture Property on the Mississippi River: Direct access to the riverfront adds both scenic beauty and significant investment value. With highway frontage and a prime location along historic River Road, this property combines residential comfort with remarkable land and water access. Whether you re seeking a peaceful retreat, a working property, or a long-term investment, this is a rare find.
SHOWINGS BY APPOINTMENT ONLY, Please do not enter property without an appointment.



Tracy Himel Phone: (225) 954-0611

Scot Himel

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