

**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.\*\***



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For full listing details, please scan:

