

13261 Hammack Rd
Denham Springs, LA 70726



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MLS# 2025015503



\$300,000

Welcome to your slice of Louisiana countryside! This 21.41-acre property offers the perfect blend of cleared and wooded land approximately 6 acres are already cleared while the remainder provides a natural wooded backdrop teeming with wildlife. Deer, rabbits, hawks, and more have all been spotted here, making it ideal for nature lovers. Located in Flood Zone X, this property comes with running water and electricity available at the front. Access is via an 800-foot shared private servitude, with the exciting potential to extend approximately 200 feet into the property to create a public road that meets Parish requirements opening the door for future development opportunities. Despite its seclusion and privacy, the location is remarkably convenient just 10 minutes from I-12 and 14 minutes to Juban Crossing, offering easy access to shopping, dining, and entertainment. Whether you're looking to build your dream home, create a private estate, develop for investment, or enjoy as a recreational retreat, this tract offers endless possibilities.



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