

**1568 Doctor Beatrous Rd**  
Theriot, LA 70360



**LOGO** COMING  
SOON

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**MLS# 2025016025**



**\$92,000**

**2 Bedrooms | 2 Bathrooms | 1,050 Sqft**

Located in Theriot, LA approximately 2.4 miles away from Falgout s Marina, this mobile home sits on nearly an acre of land, offering plenty of space and potential. Whether you're looking for a peaceful residence or a weekend fishing camp, this property fits the bill. This home offers a quiet, peaceful setting with an open floor plan. Relax on the porch and take advantage of the backyard shed- perfect for storage, outdoor cookouts, or prepping your fresh catch after a fishing trip. Priced to sell don t miss this opportunity!



**Briana Sullivan**

Good Earth Realty, Inc.

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