

**8096 Hwy 81**  
Livonia, LA 70755

 **LOGO** COMING  
SOON

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**MLS# 2025016874**



**\$160,000**

3.3 acres located in Livonia, LA with No RESTRICTIONS, giving you plenty of options for use. There is potential for a mobile home park, a detached single family home site, or a single mobile home. The lot has been cleared, graded, and ready to build your dream home. It is in Flood Zone X and features an existing driveway, a 75' x 45' concrete pad, a storage shed on the property that is part of the sale, and a septic system already in place. The trailer currently on the property will be removed by the owner before the sale. Financing options available. This property is conveniently located with close access to Hwy 190, Baton Rouge, New Roads, and Lafayette. Give me a call today for a private showing.



**Colton Jumonville**  
Phone: (225) 262-9420

Trusty Investment Properties, LLC

For full listing details, please scan:

