

17206 Hwy 431
Prairieville, LA 70769



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MLS# 2025019145



\$685,000

Undeveloped Land - 135 Acres - Waterfront - Private Island - Duck Pond - Private Launch. This sprawling property in Ascension Parish is perfect for the outdoor enthusiast looking to invest in a recreational or legacy property. It includes acreage on both sides of Lake Villar and Henderson Bayou and more than 4000 feet of undeveloped shoreline with waterway access to the Amite River. The interior acres contain large sections of seasonally flooded cypress, tupelo gum and willow with mixed sycamore, pine and oak in elevated areas. The property is highly productive habitat for deer, duck, black bear, alligator, smaller game, and assorted fish. The property's hidden gem is a private 10+ acre island in the Amite River less than a mile from the Port Vincent bridge. The island's secluded shoreline and 17 foot elevation provide an eagle-eye view along the length of the Amite River. The property also contains a private boat launch, parking area and shoreline acreage along the southern edge of Lake Villar and Bayou Henderson. A paved road provides easy access to the launch and to large bottomland hardwood tracts on either side of the road on the eastern boundary. The northwest corner of the property features a half-acre duck pond nestled among a cypress grove just a short distance from a private drive off the nearest highway. Trail access



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