

Hwy 28 E
Boyce, LA 71409



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MLS# 2026000184



\$450,000

Exceptional 30 acre tract with 590 feet of frontage on LA Hwy 28, located directly across the highway from Kincaid Reservoir. This versatile property features a mixture of pine and hardwood timber and offers an excellent blend of buildable ground and natural bottomland habitat. The front half of the property is relatively flat and lies in Flood Zone X, making it well-suited for a homesite, camp, or future development. An existing interior road extends approximately halfway into the property, providing convenient access and a strong starting point for additional improvements. Toward the rear, the land gently drops into a natural drainage that feeds into an approximately 4-acre cypress swamp, adding character, privacy, and excellent wildlife habitat. The swamp area lies in a designated flood zone, while the majority of the acreage remains high and usable. With highway frontage, utilities nearby, and proximity to Kincaid Reservoir, this property offers outstanding potential for residential, recreational, or long-term investment use. Tracts of this size and location along LA 28 are increasingly difficult to find. NOTE: Measurements and boundary lines are approximate and not warranted by seller or agent.



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