

**15600 Ridge Rd**  
Maurepas, LA 70449



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**MLS# 2026001492**



**\$325,000**

**INVESTOR SPECIAL!** 22.51 Acres with Income Potential in Maurepas. Rare opportunity to acquire 22.51 acres in Maurepas, LA, perfectly situated for income generation or a private estate. This expansive property features 11 existing mobile home hook-ups, offering significant rental potential. The property has convenient road frontage and offers a blend of high ground and natural wetlands, with a portion bordering swamp land, which provides a natural buffer and supports the area's ecology. It is located near the Amite River and is just minutes from the Diversion Canal, a highly popular spot for boating, fishing, and quick access to Lake Maurepas. Currently, two structures on the property are tenant-occupied, providing immediate rental income. The large acreage and proximity to recreational waterways make this a unique offering for an investor or a buyer looking to develop a private retreat. Don't miss this chance to secure a sizable tract with established income and development infrastructure.



**Kyle Petersen**

Phone: (225) 413-1650

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