

**45162 Butch Gore Rd**  
St Amant, LA 70769



**LOGO** COMING  
SOON

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**MLS# 2025021907**



**\$185,000**

**3 Bedrooms | 2 Bathrooms | 1,280 Sqft**

Discover 2.83 acres of peaceful rural living in the heart of St. Amant! This beautifully cleared property is ready for your dream home. Bring your plans and start building right away. With no restrictions, the possibilities are wide open, and you can even name your own private road for a truly personalized touch. Essential utilities are already in place, including electricity, a water well, and a mechanical sewer system, saving you time and expense during the build process. A 1979 single-wide mobile home (3BR/2BA) remains on the property and can be lived in while you build, offering an excellent temporary housing option. A right of passage has also been granted to the neighboring lot. Whether you're looking to build a private retreat, place a new manufactured home, or create your own mini-homestead, this versatile acreage offers the space and freedom you've been searching for. Enjoy quiet country living just minutes from St. Amant conveniences!



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For full listing details, please scan:

