

**Hwy 1063**  
Independence, LA 70443



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**MLS# 2026004707**



**\$473,000**

Discover the perfect setting to build your dream homestead on this beautiful 31.58-acre tract of lush, fertile pasture tucked just off the beaten path. This well-maintained and fully fenced property offers both privacy and productivity, making it ideal for farming, ranching, or creating your own rural retreat. Rich in agricultural history, the land has supported thriving vegetable crops and has served as productive cattle pasture for the past 15 years. The soil is exceptionally fertile and has been carefully managed under the USDA Conservation Stewardship Program, reflecting a strong commitment to sustainable land practices. An artesian well provides a reliable water source, adding convenience for irrigating crops or supporting livestock operations. The property is currently leased for livestock use, with the lease set to expire in June offering flexibility for future plans. A small existing structure is on-site and can be removed at the buyer's request, allowing for a clean slate to bring your vision to life. Located in a FEMA designated Flood Zone X and the seller is not aware of any wetlands designation. This is a rare opportunity to own prime, developed pastureland with a proven track record of productivity ready for its next chapter.



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For full listing details, please scan:

