

16130 Hwy 10
Roseland, LA 70456



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MLS# 2026005478



\$245,000

Five acres of fully improved land offering a rare combination of function, layout, and immediate usability. This property is 100% cleared and fully fenced, with a well-defined layout that makes it ready for your next step from day one. A stocked -acre pond creates a standout feature, offering both a peaceful setting and recreational use right in your own backyard. The land is already equipped with water, septic, and electricity, eliminating the heavy lifting and upfront costs typically associated with raw land. A natural homesite area is already established, with surrounding space thoughtfully laid out for flexibility and future use. Seven existing outbuildings provide ample space for storage, equipment, hobbies, or workspace, giving the property added function beyond just a homesite. With road frontage, easy access, and a clean, open layout, this property is ideal for building, creating a homestead, or simply enjoying a private, ready-to-use piece of land.



Dale Morris

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Keller Williams Realty Services

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