

**Tbd Hwy 1**  
Raceland, LA 70394



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**MLS# 2026005819**



**\$295,000**

This exceptional 27-acre waterfront tract bordering Theriot Canal is a rare find for true Louisiana outdoorsmen. Perfectly positioned in the heart of Sportsman's Paradise, this property delivers the kind of access, acreage, and lifestyle that's getting harder to come by. With direct water access to the 40 Arpent Canal, Bayou Lafourche, Theriot Canal, and expansive Lake Bouef, the possibilities are wide open. Launch the boat at daylight. Drop a line before breakfast. Set up for duck season. Cruise the bayous at sunset. This is where land and water work together the way Louisiana intended. Cast a line. Run the bayou. Watch the sunrise roll across the water. If you've been searching for a property that delivers space, access, and true sportsman living, this one hits different. Opportunities like this don't last long grab your piece of Louisiana's Sportsman's Paradise before someone else does.



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