

**13157 Tunica Trace**  
St Francisville, LA 70775



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**MLS# 2026008325**



**\$699,000**

\*Turnkey Investment Opportunity Established RV Park on Little Bayou Sara\* Discover a rare and income-producing property nestled along the scenic banks of Little Bayou Sara, featuring a beautiful sandy creek bed and natural surroundings that attract visitors year-round. Catering to both short-term and long-term rentals, this unique offering includes 29 full-service RV sites with 50-amp hookups, 4 rental apartments, and 1 additional camper rental, providing multiple streams of revenue. This is the only S1 (RV Park) zoned property in West Feliciana Parish, putting this property at a unique advantage. Ideally located just 9 minutes from Angola's front gates the park benefits from steady occupancy by workers as well as guests of the Angola rodeo. The property is also positioned near some of the region's most sought-after outdoor and recreational destinations, including Cat Island Refuge and Tunica Hills Wildlife Management Area well-known for hunting, hiking, and nature tourism. Just 13 minutes away is Clark Creek, Mississippi, with its scenic trails and waterfalls, while Desert Plantation, a popular Mississippi wedding venue, is only 8 minutes away, bringing additional guest traffic. The park also sees guests and vendors of the twice-per-year Tunica Hills Yard Sale Trail. With increasing interest from workers connected to the new AI Data Center



**Charlie Perdue**

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Parish & County Properties LLC

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