

**36405 Hwy 74**  
Geismar, LA 70734



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**MLS# 2026010614**



**\$800,000**

Discover the possibilities with this rare unrestricted 14+ acre property in highly sought-after Geismar. Family-owned for over 100 years, this beautiful tract has primarily been used for cattle and horses and offers a unique opportunity to own a piece of Ascension Parish history. With approximately 240 feet of road frontage and a rectangular layout measuring approximately 240 x 2638.42, the property offers privacy and wide-open space while still being conveniently located near top-rated schools, shopping, dining, and industry. There is also access to Highway 73 from Marcell Lane in the middle of the property, making this more accessible for potential buyers. Important to note: the property will not be subdivided into more parcels prior to the act of sale- see map, making it best suited for buyers seeking a private estate, family compound, farm, ranch, or long-term investment opportunity rather than large-scale development. Whether you envision horses grazing, building your dream home, or simply enjoying peaceful country living in one of the area's most desirable locations, this property is truly a rare find.



**Cathy Waggenspack-Landry**

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