

**Tract C Hwy 450**  
Mt Hermon, LA 70450



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**MLS# 2026011225**



**\$66,500**

Discover the possibilities on this beautiful 8.203-acre tract offering the perfect blend of privacy, convenience, and unrestricted potential. Recently clear-cut, the property provides a clean slate for whatever you envision whether it's a custom home, hobby farm, recreational getaway, or future investment. With no restrictions, you'll have the freedom to use the land in a way that fits your lifestyle. The level, usable terrain makes development straightforward, while the surrounding rural landscape creates a peaceful setting to enjoy nature and wide-open spaces. Wildlife is abundant throughout the area, making this property especially appealing for outdoor enthusiasts. Located along a state highway, the property offers easy access while maintaining a quiet country feel. Public water and electricity are available at the road, helping simplify the building process. Enjoy the best of both worlds rural living with the convenience of nearby shopping, dining, and everyday necessities just a short drive away. Situated in Flood Zone X, this property does not require flood insurance, providing added peace of mind and long-term value. For buyers seeking even more space, additional acreage is also available. Recently surveyed and staked. Opportunities like this don't come around often. Whether you're looking to build now or invest for the future, this



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For full listing details, please scan:

