

6036 Hwy 56
Chauvin, LA 70344



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MLS# 2026011205



\$160,000

Escape to your own private Sportsman's Paradise with this unique 28-acre recreational retreat! Approximately 5.5 acres of usable land offer endless possibilities, while the remaining acreage consists of marshland and water frontage extending to the scenic 40 Arpent Canal, providing exceptional hunting, fishing, and wildlife opportunities. The property is equipped for outdoor enjoyment and weekend getaways, featuring a deer stand, two established trails leading to the back bayous, and two camper covers with pole barn-style roofs. One camper setup includes a spacious entertaining porch and outdoor kitchen area, creating the perfect gathering spot for family and friends. Additional improvements include a storage shed and gravel padding. Whether you're looking for a private hunting camp, fishing retreat, recreational property, or future development opportunity, this tract offers ample room to build a home, add additional camper pads, or further customize to fit your vision. Enjoy the tranquility of the marsh, abundant wildlife, and direct access to some of South Louisiana's finest outdoor recreation. Don't miss this rare opportunity to own a versatile waterfront property with numerous possibilities for recreational or residential use.



Shantel Dupre

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CENTURY 21 Action Realty Inc

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