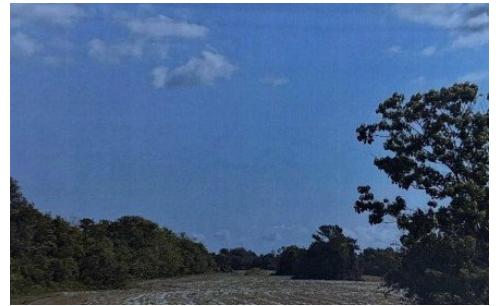


15001 Hwy 3235
Cut Off, LA 70345



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MLS# 2026012333



\$199,000

12.42 Acres offers - Endless Possibilities in South Louisiana! This land offers approximately 400 feet of frontage on LA Hwy 3235 Cut Off, La with an estimated depth of approximately 1,500+ feet, providing plenty of space and easy access. It has multi use for agoned Agricultural, this versatile property offers a variety of potential uses. Whether you're looking to build your dream home, establish a camp or weekend retreat, or explore other agricultural or permitted uses, this acreage provides endless possibilities. The property is fully cleared with three small areas of mature trees and shrubs, offering natural shade while maintaining an open landscape ready for your vision. Water service is already in place, electricity is available through Entergy, and a driveway plus culverts totaling approximately 40 feet (per seller) have already been installed along the front of the property, making access even more convenient. Travel Trailer and lawn mower can stay with property. Ideally located for those who love the outdoors, this property is just: Approximately 30 miles to Port Fourchon for world-class fishing, shrimping, boating, and Gulf access. Approximately 41 miles to Grand Isle for beaches, fishing, and coastal recreation. Approximately 25 miles south of Hwy 90. Approximately 5 miles east of Hwy 308. Approximately 5 miles to Rouses Market.



Carolyn Crockett
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Real Broker LLC

For full listing details, please scan:

