

5.23 Acres Heritage Acres Ln Robert, LA 70455



LOGO COMING SOON

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MLS# 2026017044



New
believable
Prices!

5.5 ACRES LOT A
5.64 ACRES LOT B
5.23 ACRES LOT C
5.22 ACRES LOT D
5.25 ACRES LOT E

Robert, LA

Access to Entergy at the power line
Access to Public Water at the road
No Restrictions
No HOA

OWNER FINANCING *Space to Live. Freedom to Build.*

Land with Possibilities
SPACE • FREEDOM • OPPORTUNITY

BEST FEATURES OF THESE LOTS
FIVE GREAT TRACTS. ENDLESS POSSIBILITIES.

5+ ACRES PER LOT Room for a home, shop, animals, recreation, or future improvements.	NO RESTRICTIONS & NO HOA Enjoy the freedom to use your property your way.	MOBILE HOMES ALLOWED Build your dream home, place a mobile or manufactured home, or create your own private retreat.
OWNER FINANCING AVAILABLE A great option to make land ownership more accessible.	100% LAND FINANCING AVAILABLE For qualified buyers through a local lender (lender qualifications apply).	FOUR ADDITIONAL LOTS AVAILABLE Purchase one lot or multiple adjoining tracts for even more acreage.
IDEAL FOR A FAMILY COMPOUND Perfect for multi-generational living — keep family close while still enjoying individual space.	WOODED PRIVACY Mature trees create a peaceful, serene setting. (One lot features a newly cleared area for a potential homestead.)	LARGE ROAD FRONTAGE Several hundred feet of frontage gives the property a spacious feel and flexibility for homebased investment subject to applicable requirements.
CONVENIENT LOCATION Just off Hwy 190 and only approximately 3 miles from I-12 — country living with easy access for commuting.	UTILITIES AVAILABLE IN THE AREA Entergy power lines along the paved road and public water through Tangipahoa Water District.	GREAT INVESTMENT Build now, hold for the future or purchase multiple lots for additional acreage and opportunity.

\$61,000

PRICE REDUCED! OWNER FINANCING AVAILABLE! 5.23 WOODED ACRES NO RESTRICTIONS MOBILE HOMES ALLOWED! Looking for room to spread out and create your own private retreat? This beautiful 5.23-acre wooded tract in Robert offers approximately 363 feet of road frontage on Heritage Acres Lane and plenty of possibilities for your future homesite. **FOUR ADDITIONAL LOTS ARE ALSO AVAILABLE**, offering a unique opportunity to purchase multiple adjoining tracts ideal for a **FAMILY COMPOUND**, **MULTI-GENERATIONAL LIVING**, or simply having additional acreage and privacy! Build your dream home, place a mobile or manufactured home, or simply enjoy the peaceful wooded surroundings. With **NO HOA** and **NO RESTRICTIONS**, you have the freedom to make this property your own! Conveniently located just off Hwy 190 and only approximately 3 miles (7 minutes) from I-12, offering a great combination of quiet country living with easy access for commuting. Electricity is available through Entergy, with power lines currently running along the paved street. Tangipahoa Water District services the area, with a water line running along Traylor's Trail. Buyer will need to install an onsite mechanical sewer system. **100% LAND FINANCING** may also be available for qualified buyers through a local lender. Whether you're ready to build now,



Kara Horne

Phone: (225) 276-7765

Dawson Grey Real Estate

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