

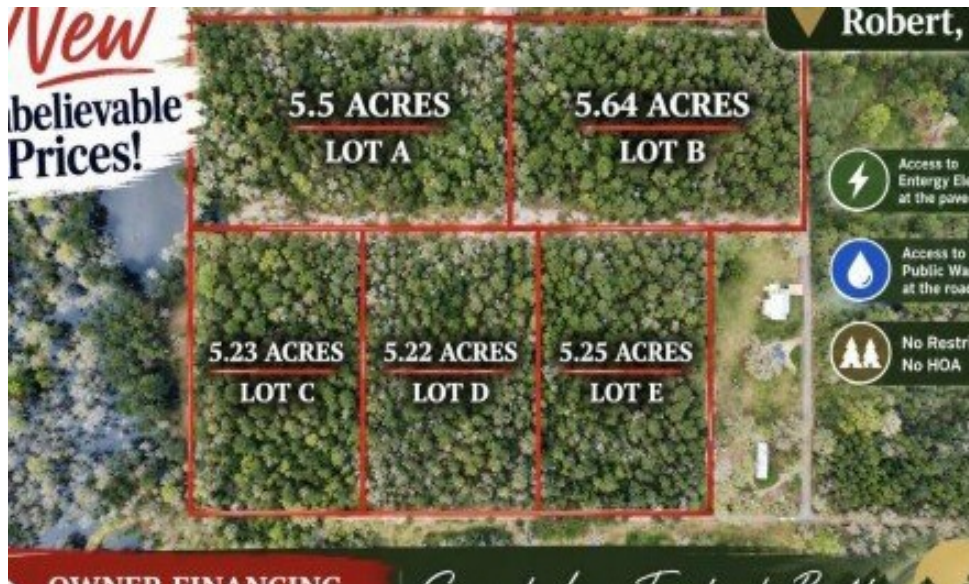
5.22 Acres Heritage Acres Ln Robert, LA 70455



LOGO COMING SOON

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MLS# 2026017045



\$62,000

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, scenic setting. Over 100 acres of wooded land are available for a potential home.	LARGE ROAD FRONTAGE Several hundred feet of frontage gives the properties a special feel and flexibility for home placement (subject to applicable requirements).
CONVENIENT LOCATION Just off Hwy 190 and only approximately 3 miles (7 minutes) from I-12 - country living with easy access for commuting.	UTILITIES AVAILABLE IN THE AREA Electric 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.

Buy One or Buy Multiple!



PRICE REDUCED! OWNER FINANCING AVAILABLE! 5.22 WOODED ACRES ROAD FRONTAGE ON TWO SIDES NO RESTRICTIONS MOBILE HOMES ALLOWED! Looking for room to spread out and create your own private retreat? This beautiful 5.22-acre wooded tract in Robert offers approximately 362 feet of road frontage on Cypress Lane PLUS approximately 362 feet on Heritage Acres Lane, providing excellent access and flexibility for your future plans. **FOUR ADDITIONAL LOTS ARE ALSO AVAILABLE**, creating a unique opportunity to purchase multiple adjoining tracts ideal for a **FAMILY COMPOUND**, **MULTI-GENERATIONAL LIVING**, additional acreage, or extra 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 convenient 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 nearby. Buyer will need to install an onsite mechanical sewer system. **100% LAND FINANCING** may also



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For full listing details, please scan:

