

5.64 Acres Heritage Acres Ln Robert, LA 70455

LOGO COMING SOON

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MLS# 2026017043



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 Energy Star at the power
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 feasibility for homebased investment 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 to convenience.
- UTILITIES AVAILABLE IN THE AREA**
Energy power lines along the road and public water through Tangipahoa Parish.
- GREAT INVESTMENT**
Build now, hold for the future or purchase multiple lots for additional acreage and opportunity.

\$65,000

NEWLY CLEARED AREA FOR YOUR FUTURE HOMESITE 5.65 ACRES CORNER LOT OWNER FINANCING AVAILABLE! A portion of this beautiful wooded tract has recently been cleared, creating an open area for a potential homesite while leaving mature trees surrounding it for added privacy and a peaceful, secluded setting. **PRICE REDUCED! NO RESTRICTIONS NO HOA MOBILE HOMES ALLOWED!** Build your dream home, place a mobile or manufactured home, or create your own private retreat with plenty of room to spread out. This desirable **CORNER LOT** offers approximately 401 feet of road frontage on Traylor's Trail Road plus approximately 640 feet along Heritage Acres Lane, providing exceptional frontage and accessibility. **FOUR ADDITIONAL LOTS ARE ALSO AVAILABLE**, creating a unique opportunity to purchase multiple adjoining tracts ideal for a **FAMILY COMPOUND**, **MULTI-GENERATIONAL LIVING**, or simply additional acreage and privacy! Enjoy quiet country living while remaining conveniently located just off Hwy 190 and only approximately 3 miles (7 minutes) from I-12. **100% LAND FINANCING** may also be available for qualified buyers through a local lender. Whether you're ready to build now, create a family compound, or purchase acreage to hold for the future, this property offers space, privacy and



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