

14722 West Main Street
Cut Off, LA 70345

 **LOGO** COMING
SOON

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MLS# 2026017416



\$750,000

4 Bedrooms | 2 Bathrooms | 2,473 Sqft

Rare opportunity to own approximately 52 acres of unrestricted property in Cut Off with incredible potential! Stretching from Bayou Lafourche, across Highway 3235, all the way to the Forty Arpent Canal, this unique property offers an impressive amount of land and possibilities. The property includes the batture along Bayou Lafourche and a spacious bayouside area surrounding the home. Even better, the property is accessible from both sides of Highway 3235, opening the door to a variety of possibilities, including potential commercial use, development, investment opportunities, or a combination of residential and business uses. With no restrictions, there is plenty of room to bring your vision to life whether you're looking for a large private homestead, recreational property, space for animals, additional structures, commercial possibilities, or acreage for future development. The large home is well built and features a new metal roof, providing a solid starting point for someone ready to make it their own. While the home does need repairs and updating, its size and layout offer plenty of potential to renovate and create something truly special. With approximately 52 acres, Bayou Lafourche frontage, property extending toward the Forty Arpent Canal, access from both sides of Highway 3235, a spacious homesite, and unrestricted use, this



Michele Palmer

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