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**SOUTHERN STATES REALTY**



Beautiful large acreage tract for sale close to Baton Rouge. This 479 acre tract is on a dead end street giving the owner lots of privacy. The tract features a 10 acre lake and a smaller pond. The larger lake has great fishing and the hilltop above it would make a great home or camp site. The land has been used to graze cattle in the past but is currently being used to grow soybeans and corn. This is a great investment tract being close to Zachary and Saint Francisville. The farm rent on the tract gives the owner cash income while watching their land values go up year after year. The tract also has great deer and turkey hunting. The gentle rolling hills make this place easy to get around on and would be great for a possible development. This tract could also be planted in timber which would make for even better hunting and a great long term investment. With so much to offer at such a great price this tract won't last long. Call me today!

**4346 Oakland Drive, Ethel, LA**

30.78706, -91.16371 GPS



**\$1,899,050**

479 Acres  
MLS #130291  
UC #23042-30291

