



# Section 28 Road

St. Martinville, Louisiana 70582

## Property Highlights

- Convenient to Lafayette and Baton Rouge
- Excellent Ag/Hunting Land
- 2 Tracts - 144 Acres; 312 Acres
- Leases in Place

## Sale Price

\$2,200,000



**CALL OR EMAIL FOR MORE INFORMATION**

For more information

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## Property Overview

The subject property consists of two agricultural/recreational tracts located in St. Martin Parish, just west of Catahoula, LA. The two tracts combined are approximately 456 acres and excellent grazing, farming (crawfish and rice), and hunting land. There are surface leases in place for farming, grazing, and hunting.

## Location Overview

The subject tracts are located 7.5 miles south of Interstate 10 and 2.5 miles west of the Atchafalaya Basin. Located between Catahoula, LA and Parks, LA the subject is on the eastern edge of Acadiana but is within 1 hour of Baton Rouge and 40 minutes of Lafayette.

SALE PRICE: **\$2,200,000**

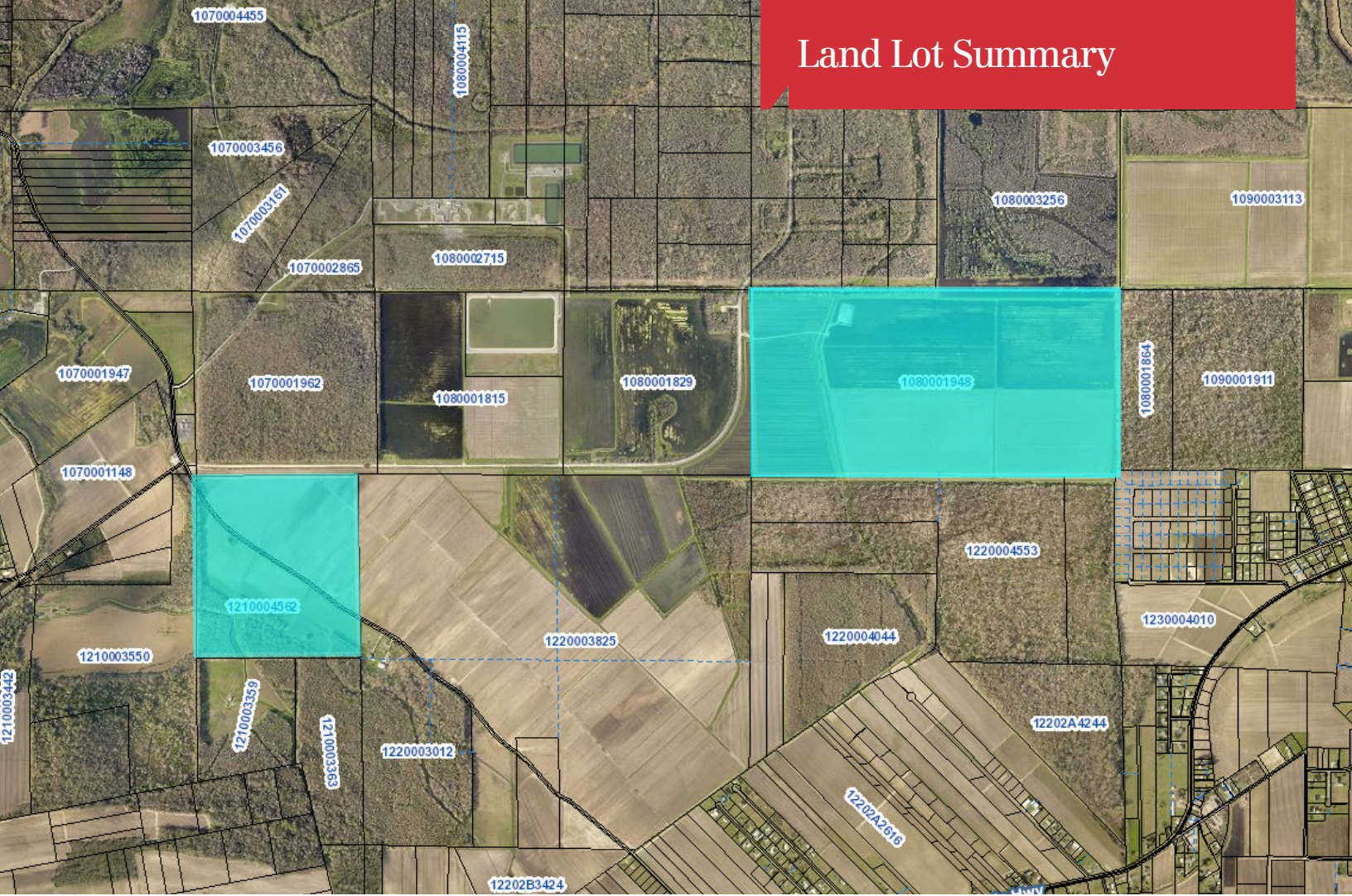
LOT SIZE: **456 Acres**

APN #: **1080001948;  
1210004562**

MARKET: **Lafayette - MSA**

SUB MARKET: **St. Martinville**

# Land Lot Summary

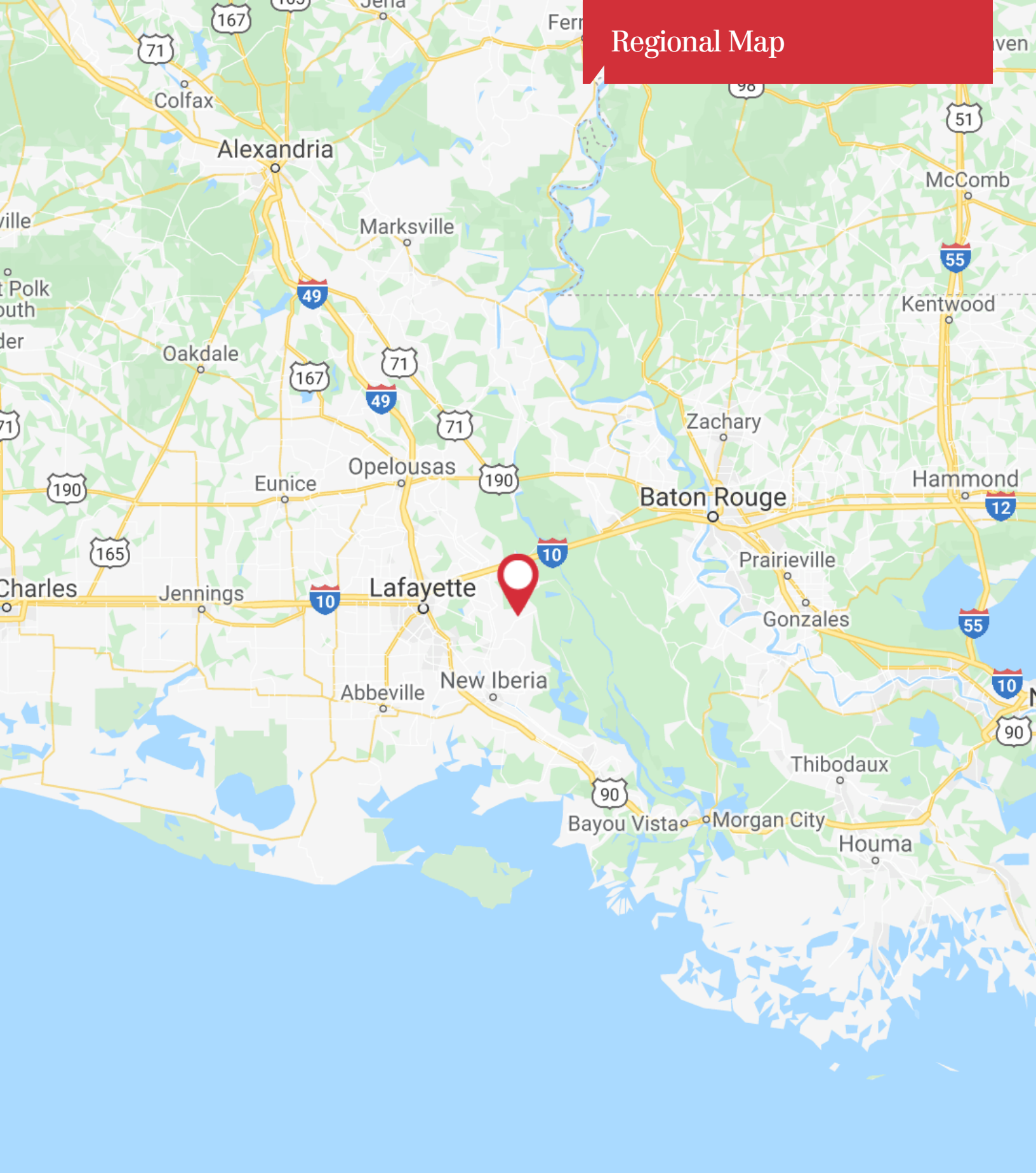


Lot #	Size	Status	Description
1080001948	312 Acres	Available	Rectangular shaped agricultural tract. Currently, has leases for crawfish and rice farming in addition to a duck hunting.
1210004562	144 Acres	Available	Square shaped lot with frontage on Section 28 Road. Section 28 Road transects the property diagonally.

# Additional Photos



# Regional Map



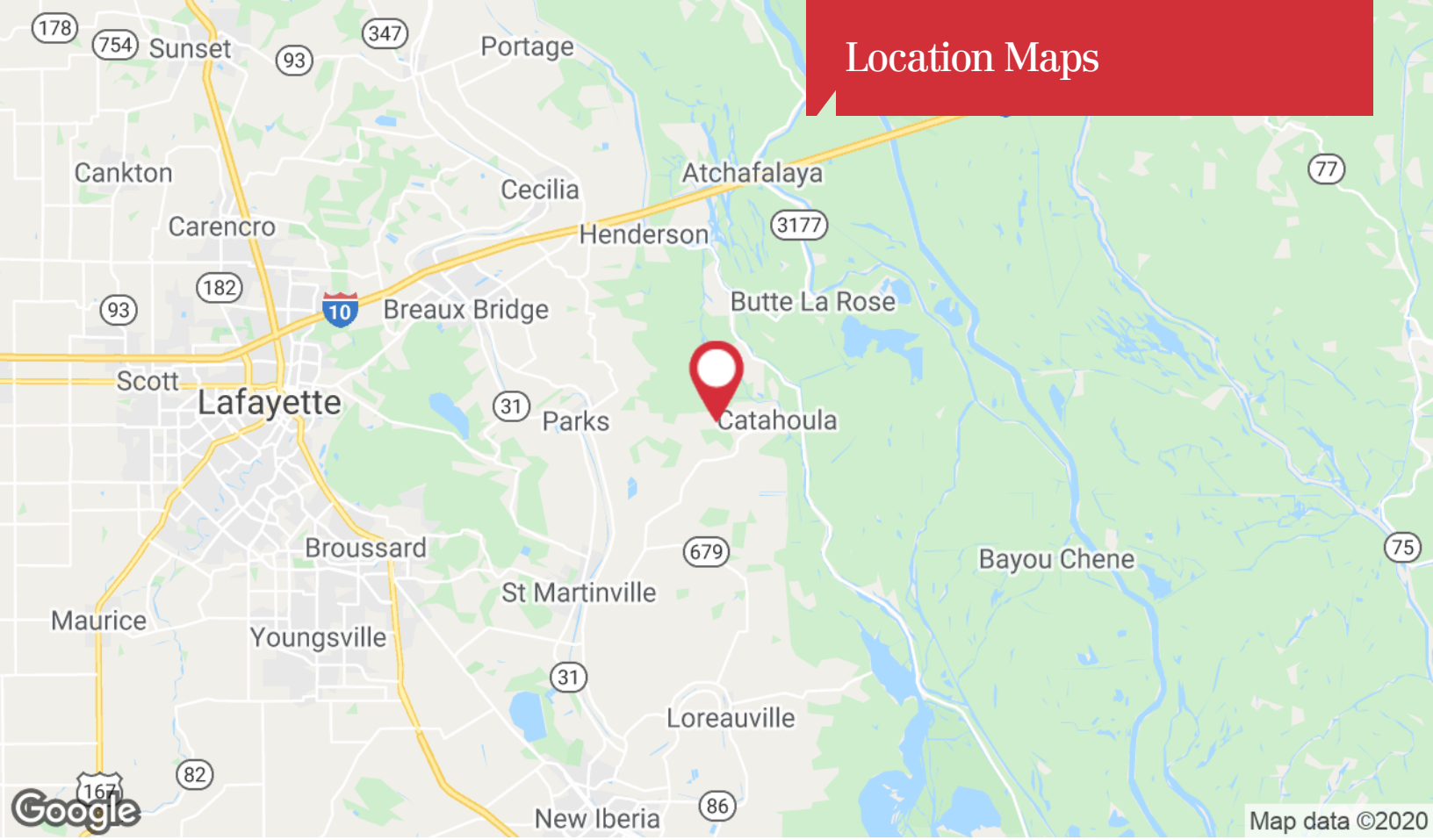
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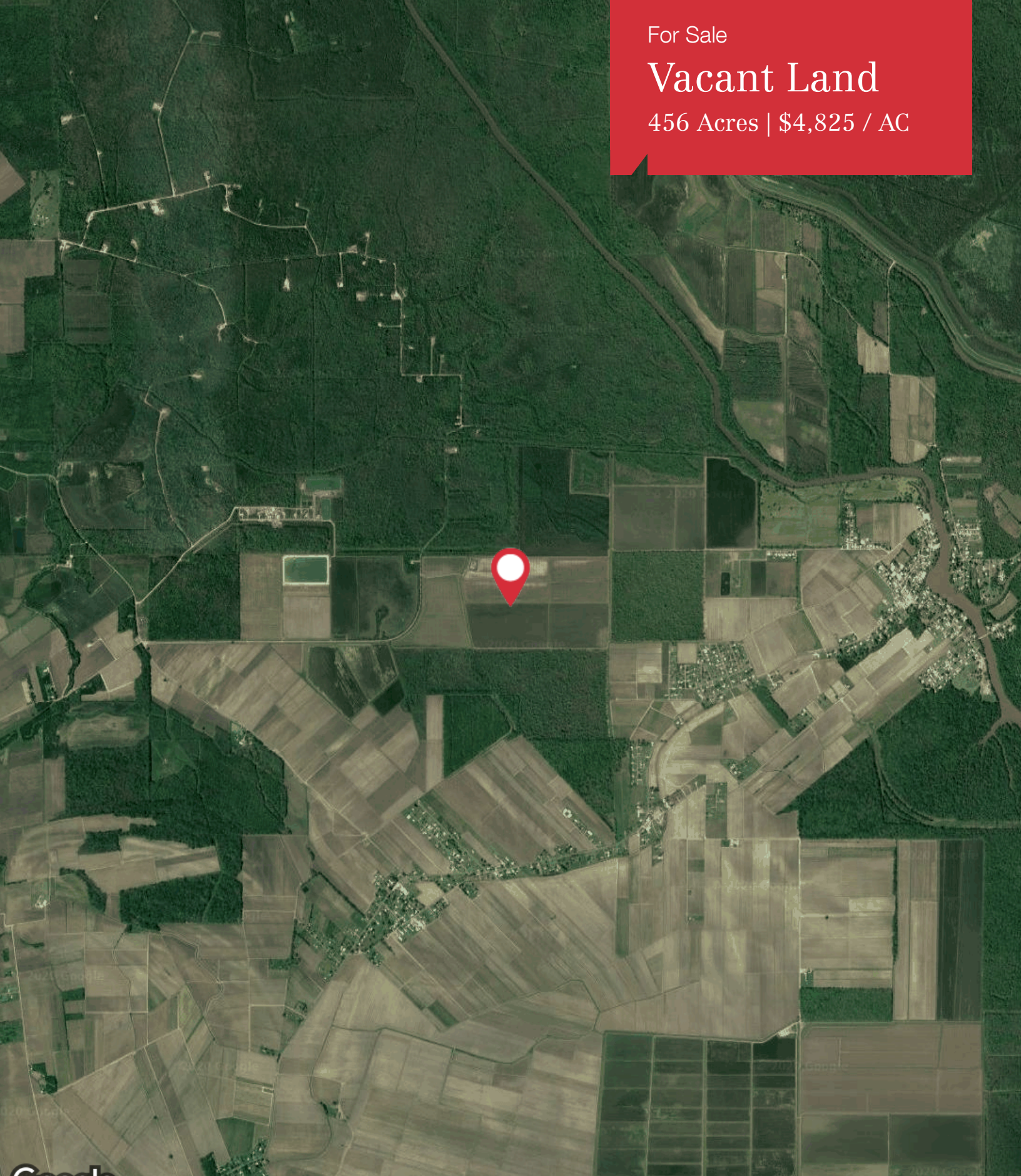
# Location Maps



For Sale

# Vacant Land

456 Acres | \$4,825 / AC



Google

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