

Righthand Creek Tract, Allen Parish, 44 Acres ±
TBD Orville Road
Ragley, LA 70657

\$93,000
44± Acres
Allen County



**Righthand Creek Tract, Allen Parish, 44 Acres ≠
Ragley, LA / Allen County**

SUMMARY

Address

TBD Orville Road

City, State Zip

Ragley, LA 70657

County

Allen County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

30.5737 / -93.1288

Acreage

44

Price

\$93,000

Property Website

<https://www.mossyoakpropertiesla.com/property/righthand-creek-tract-allen-parish-44-acres-/allen/louisiana/94294/>



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PROPERTY DESCRIPTION

Property ID: LAALLEPF44

Secluded 44 acres in Allen Parish with Righthand Creek running throughout the parcel. Natural growth - thickly wooded property. Sitting in NW Allen Parish, bordering Beauregard Parish. Flood zone X.

Tract is landlocked. Buyer is responsible to gain access.

Minerals: Seller transfers any mineral rights they may own.

Location/Directions:

GPS: 30.5737 -93.1288

From Lake Charles, head North on Highway 171 past Ragley, turn right onto Magnolia Church Road, which becomes Hunt Road, then becomes Burnett Town Road, then turn left onto Hogan Road to the dead end, then becomes Orville Road. Property begins .20 miles north of Orville Road.

RIGHT OF ENTRY PERMIT MUST BE SIGNED AND RETURNED TO MOSSY OAK PROPERTIES, LLC PRIOR TO ENTERING THIS PROPERTY, CONTACT PAM PELAFIGUE, AGENT OR BROKER TO RECEIVE A FORM.

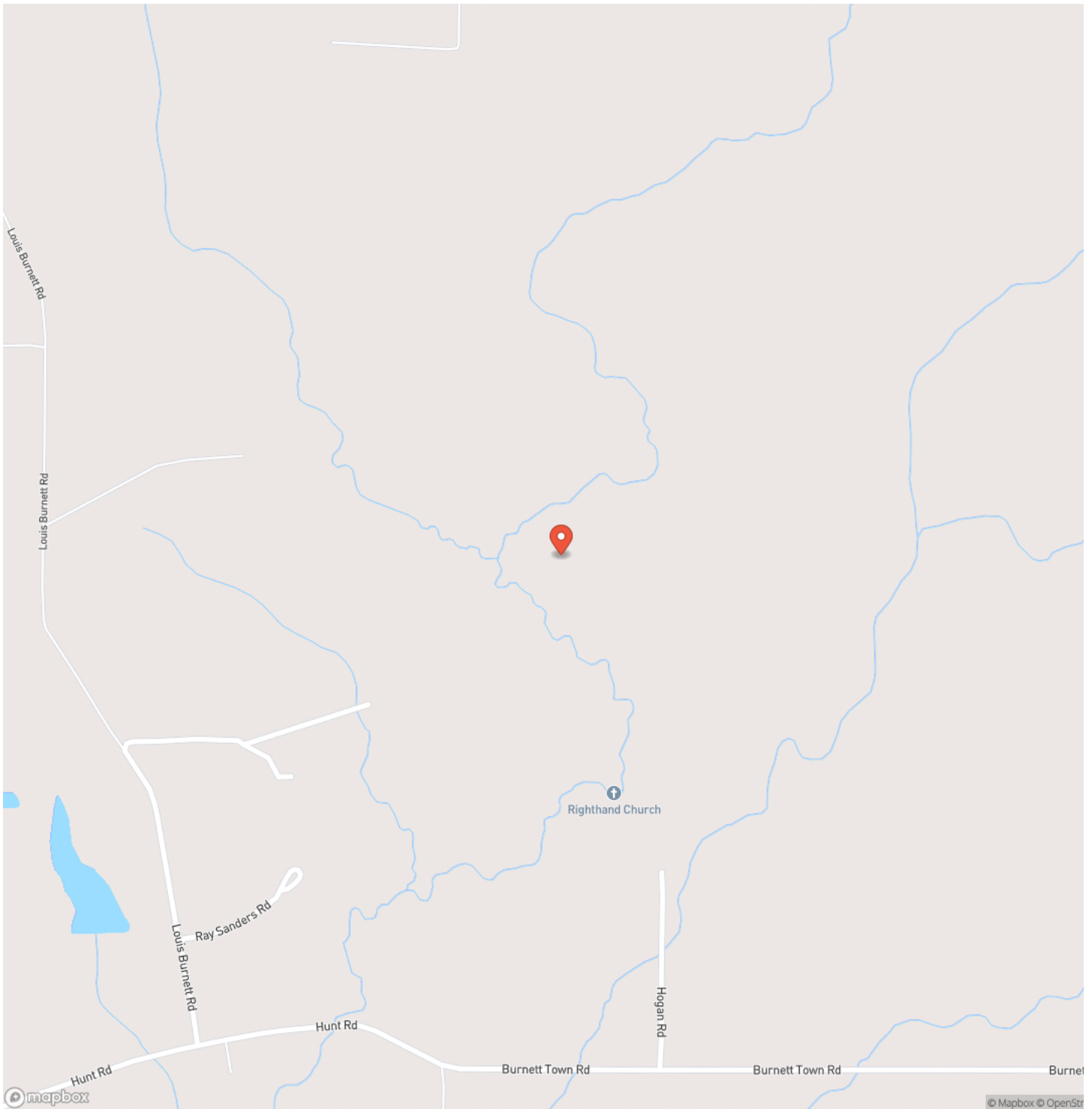
Contact Pam Pelafigue at [337-764-9216](tel:337-764-9216) or ppelafigue@mossyoakproperties.com for more information on this great investment.



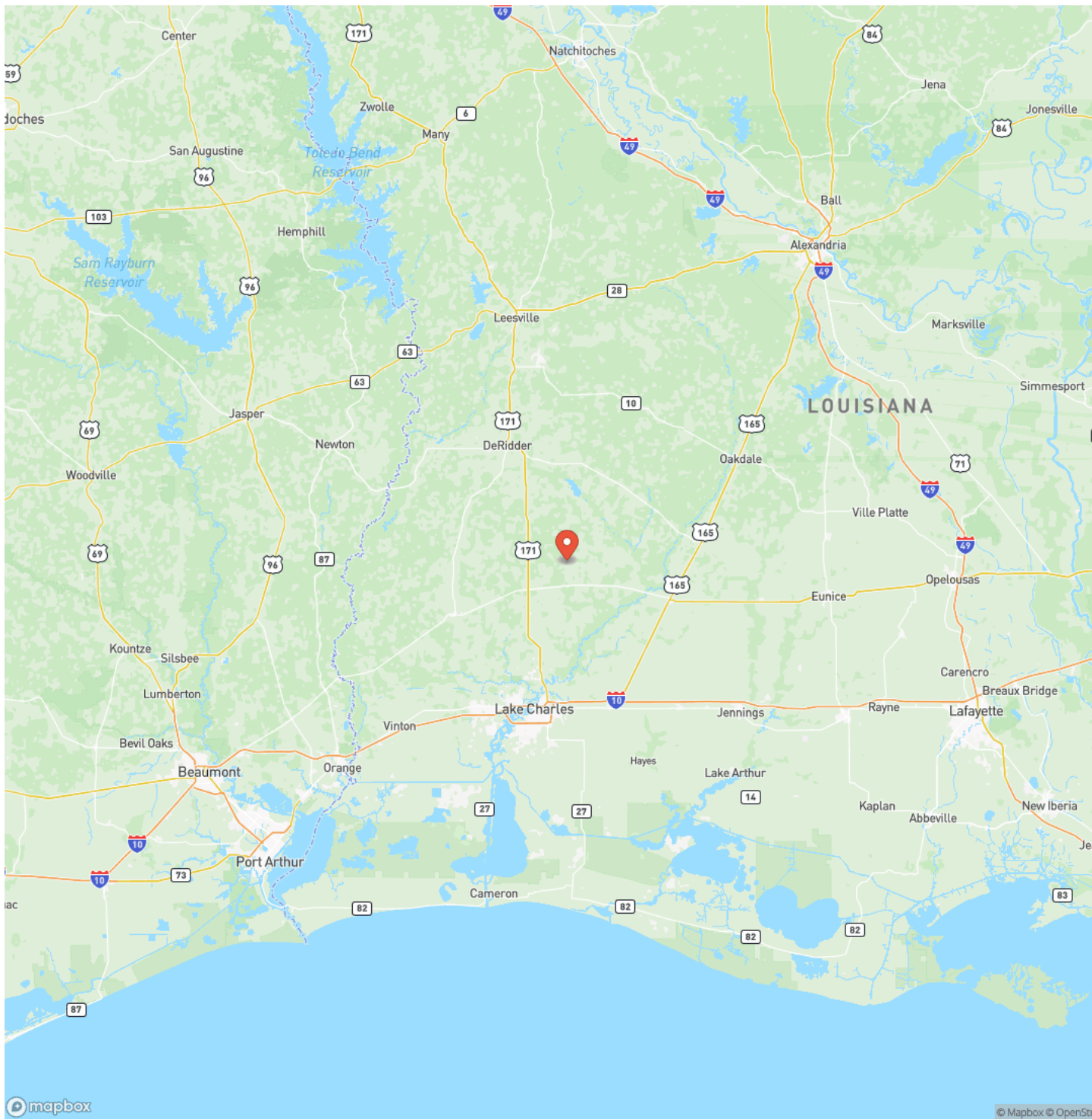
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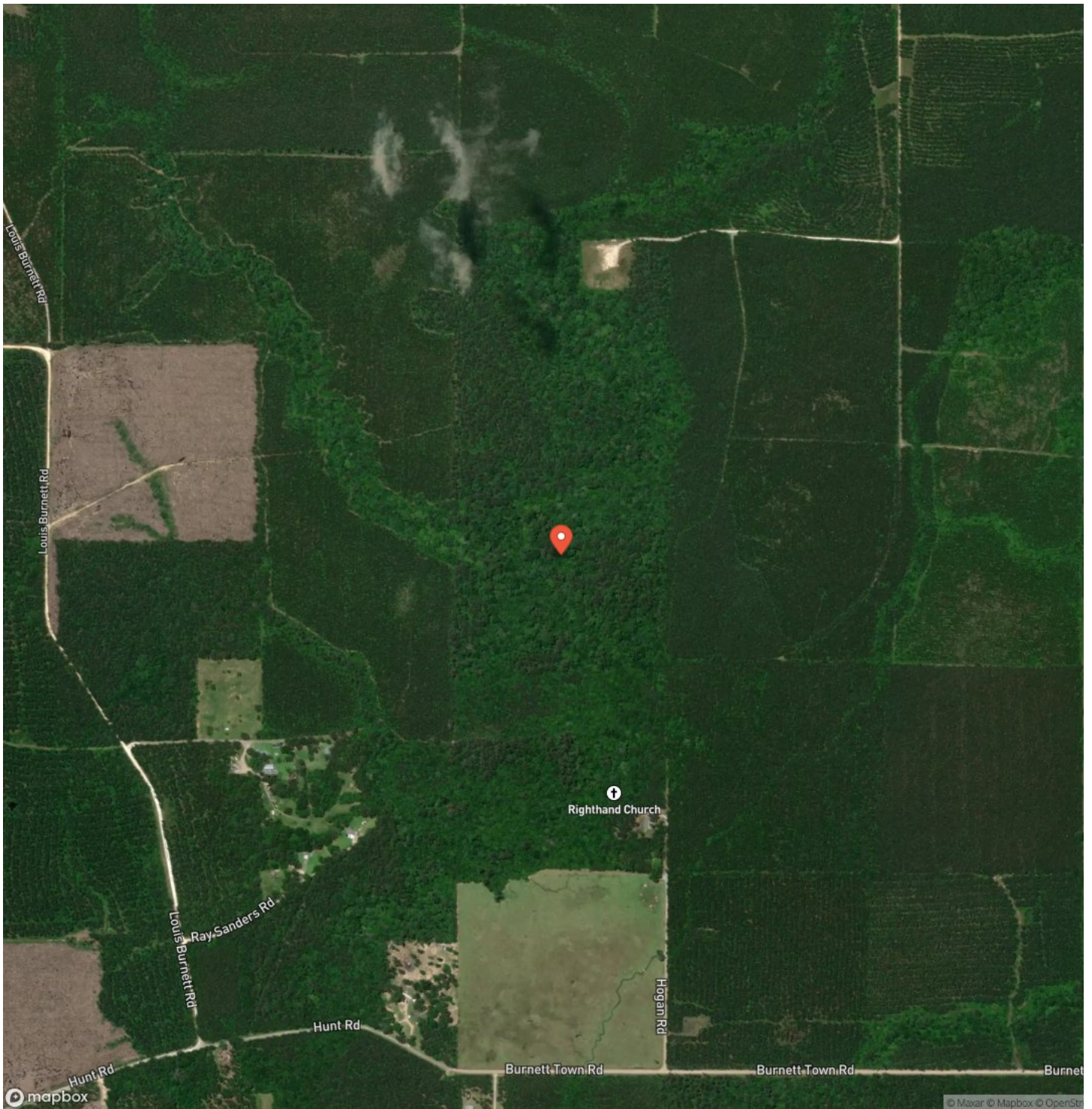
Locator Map



Locator Map



Satellite Map



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Ragley, LA / Allen County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Pam Pelafigue

Mobile

(337) 764-9216

Email

ppelafigue@mossyoakproperties.com

Address

2412 East 70th Street

City / State / Zip

Shreveport, LA 71105

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MossyOakPropertiesLA.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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