

HWY 10 Tract, Allen Parish, 16± Acres
Elizabeth, LA 70638

\$81,718
16.360± Acres
Allen County



MORE INFO ONLINE:
MossyOakProperties.com

**HWY 10 Tract, Allen Parish, 16± Acres
Elizabeth, LA / Allen County**

SUMMARY

City, State Zip

Elizabeth, LA 70638

County

Allen County

Type

Timberland, Commercial

Latitude / Longitude

30.8757 / -92.79119

Acreage

16.360

Price

\$81,718

Property Website

<https://www.mossyoakproperties.com/property/hwy-10-tract-allen-parish-16-acres-allen-louisiana/36755/>



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PROPERTY DESCRIPTION

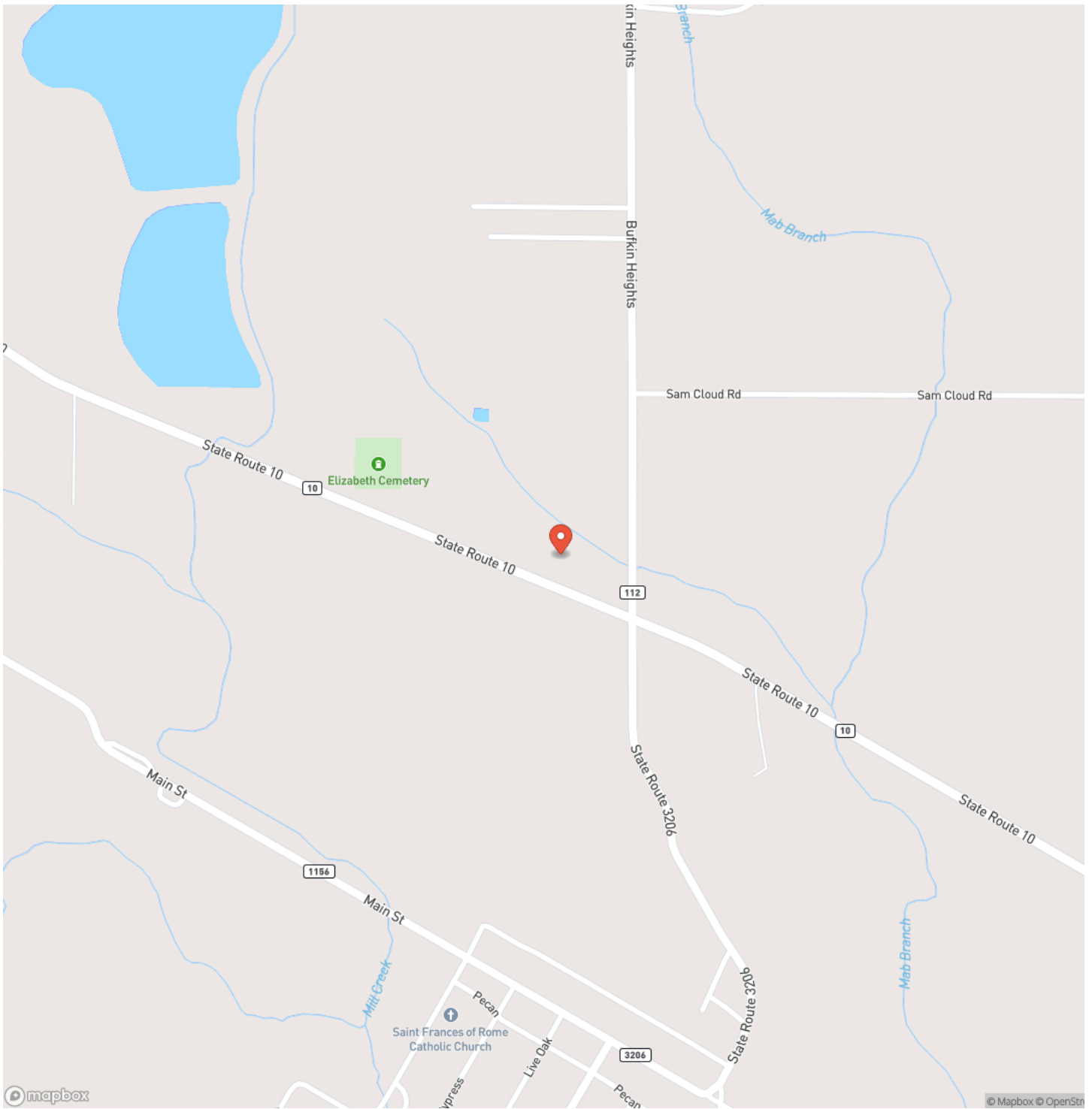
PROPERTY ID: LAALLEPP16The Hwy 10 Tract is a 16.36 ± acre planted timberland tract located on the northwest side of the intersection of Hwy 10 and Hwy 112 in the Village of Elizabeth. The property is zoned A - Single Family Residential and currently assessed as Agriculture. Possible commercial uses after re-zoning. The tract is comprised of a pine plantation planted in 2012 with the remaining acreage in natural hardwood and pine. The tract has an estimated 739' of frontage on LA Hwy 112 and 1,688' of frontage on Hwy 10.- 100% within Flood Zone X- Utilities available along Hwy 112 and Hwy 10- Zoned Single Family Residential - Subject to Village of Elizabeth zoning regulationsLocation / DirectionsGPS: [30.8757 -92.79119](https://www.google.com/maps/place/30.8757,-92.79119) Directions: From Oakdale, LA: Beginning at the intersection of LA-10 and US-165, head west on LA-10 towards Elizabeth. In 8.6 miles the property will be located on the right.- 9 miles (10 min) from Oakdale- 23 miles (24 min) from Oberlin- 34 miles (38 min) from DeRidder- 49 miles (53 min) from AlexandriaMinerals: Seller retains the mineral rights they may own.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.To see a list of all properties, please visit <https://mossyoakpropertiesla.com/property-search/>



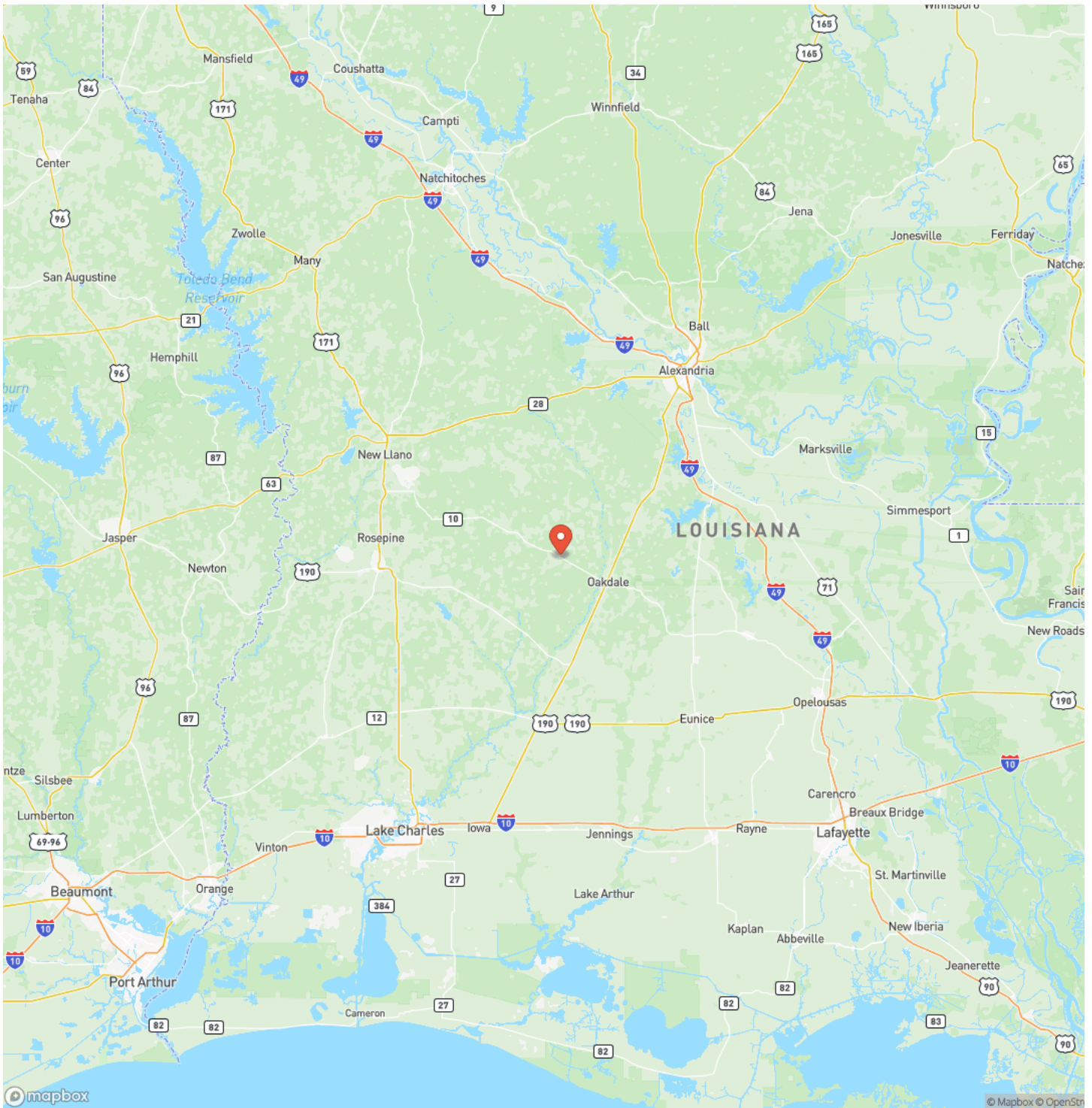
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



Representative

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City / State / Zip

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NOTES



DISCLAIMERS

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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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