RD Ellender Road Tract, Calcasieu Parish, 50 Acres +/-
Sulphur, LA 70665

$250,000
50± Acres
Calcasieu County







MORE INFO ONLINE:

https://www.mossyoakpropertiesla.com/

SUMMARY

City, State Zip
Sulphur, LA 70665

County
Calcasieu County

Type
Recreational Land, Undeveloped Land

Latitude / Longitude
30.150589641157 / -93.426383332958

Acreage
50

Price
$250,000

Property Website
www.mossyoakpropertiesla.com







PROPERTY DESCRIPTION

Property ID: LACALCPP50

Secluded acreage located SW of Carlyss in Calcasieu Parish, LA. The town of Carlyss is within 3 miles. The property is well stocked with natural pine and mixed hardwoods with the option of a select timber thinning offering the new owner immediate return on investment. Access possibilities: .25 miles from R.D. Ellender Road or .2 miles from Benckenstein Road. Choupique Bayou is about .13 miles from the East side of the property. Opportunity for a rural homesite, farm, timber investment or recreational use.

Flood zone AE and X.

Minerals: Seller retains the mineral rights they may own.

Location/Directions:GPS: 30.1470 -93.4262 I-10, exit Hwy 27/LA 108, L onto Hwy 27, R onto Hwy 108, R onto Choupique Rd, R onto R.D. Ellender Road

A CONFIDENTIALITY AGREEMENT/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.

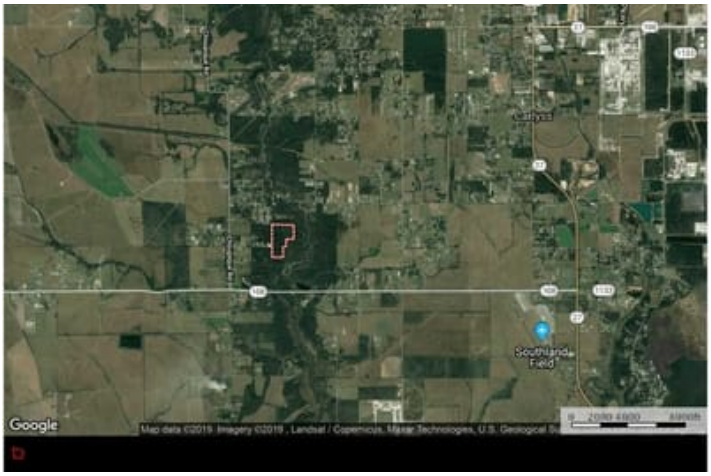
This property is listed at $250,000, which is $5,000 per acre.

Contact Pam Pelafigue at 337-764-9216 or ppelafigue@mossyoakproperties.com for more information on this great investment or to schedule a property tour.

To see a list of all our properties, please visit https://www.mossyoakpropertiesla.com/property-search/.https://youtu.be/BRZc5h05ooM



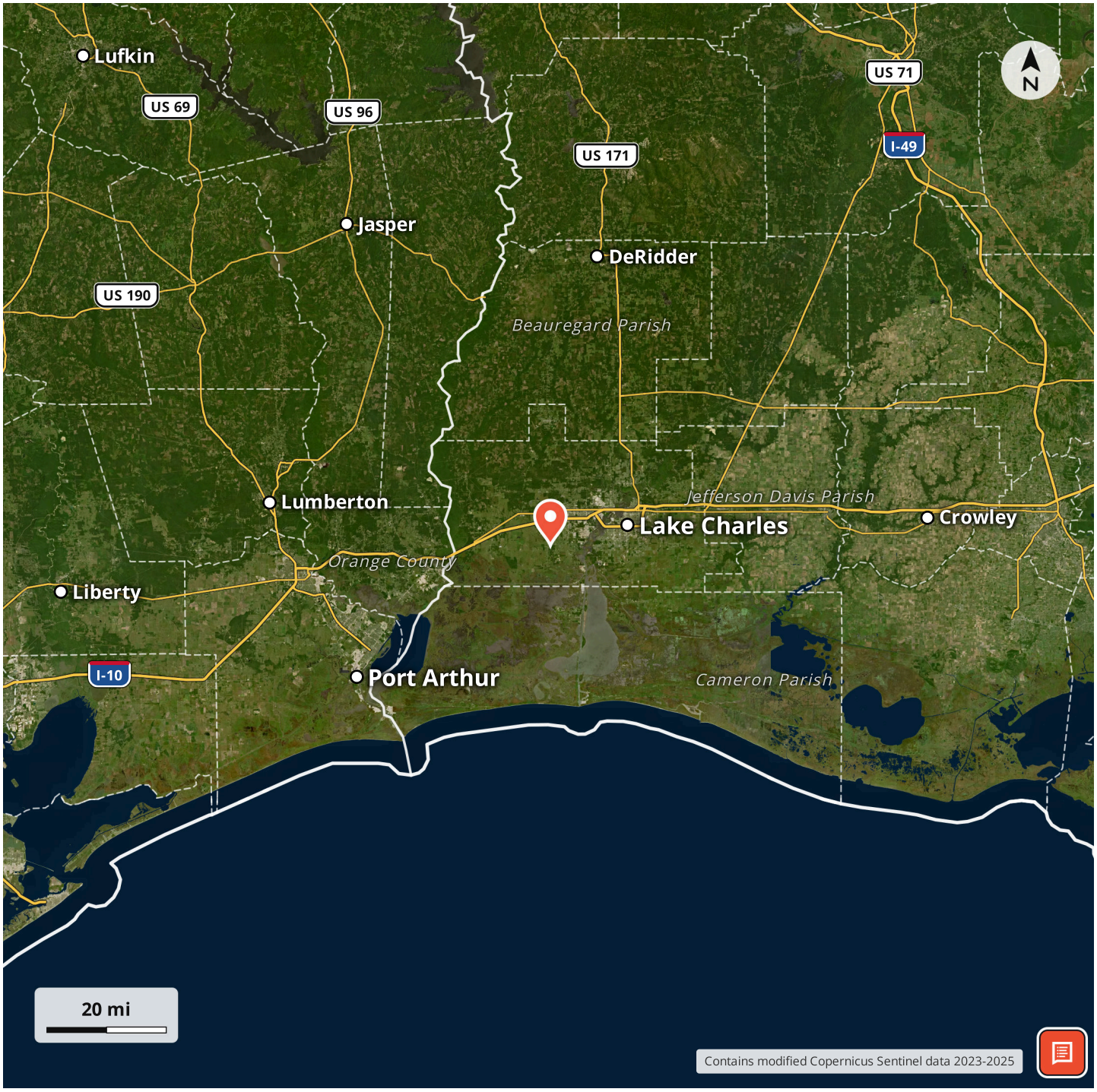

Google


Google

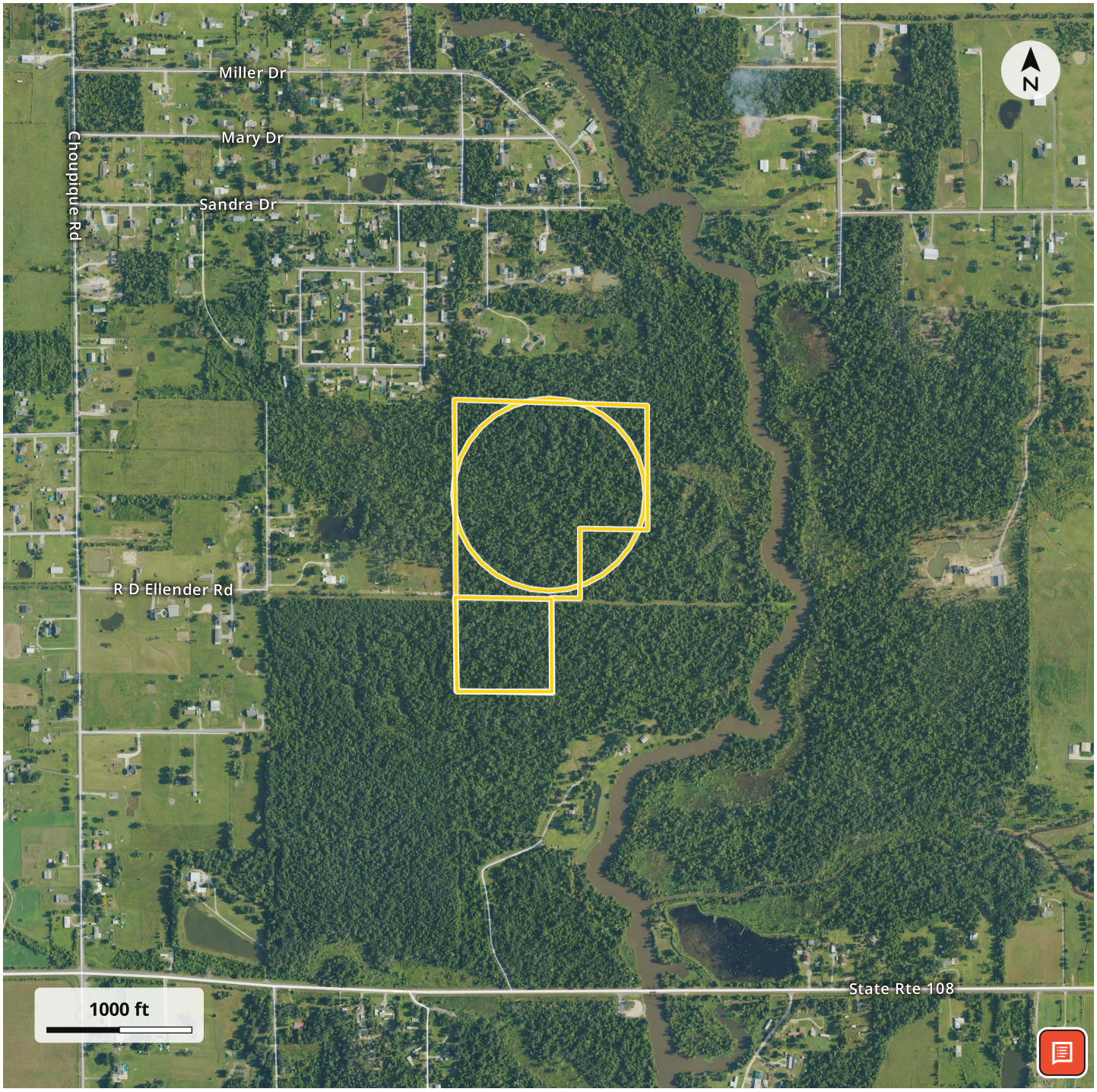

10
10
31
Choupique


Google

Regional Map



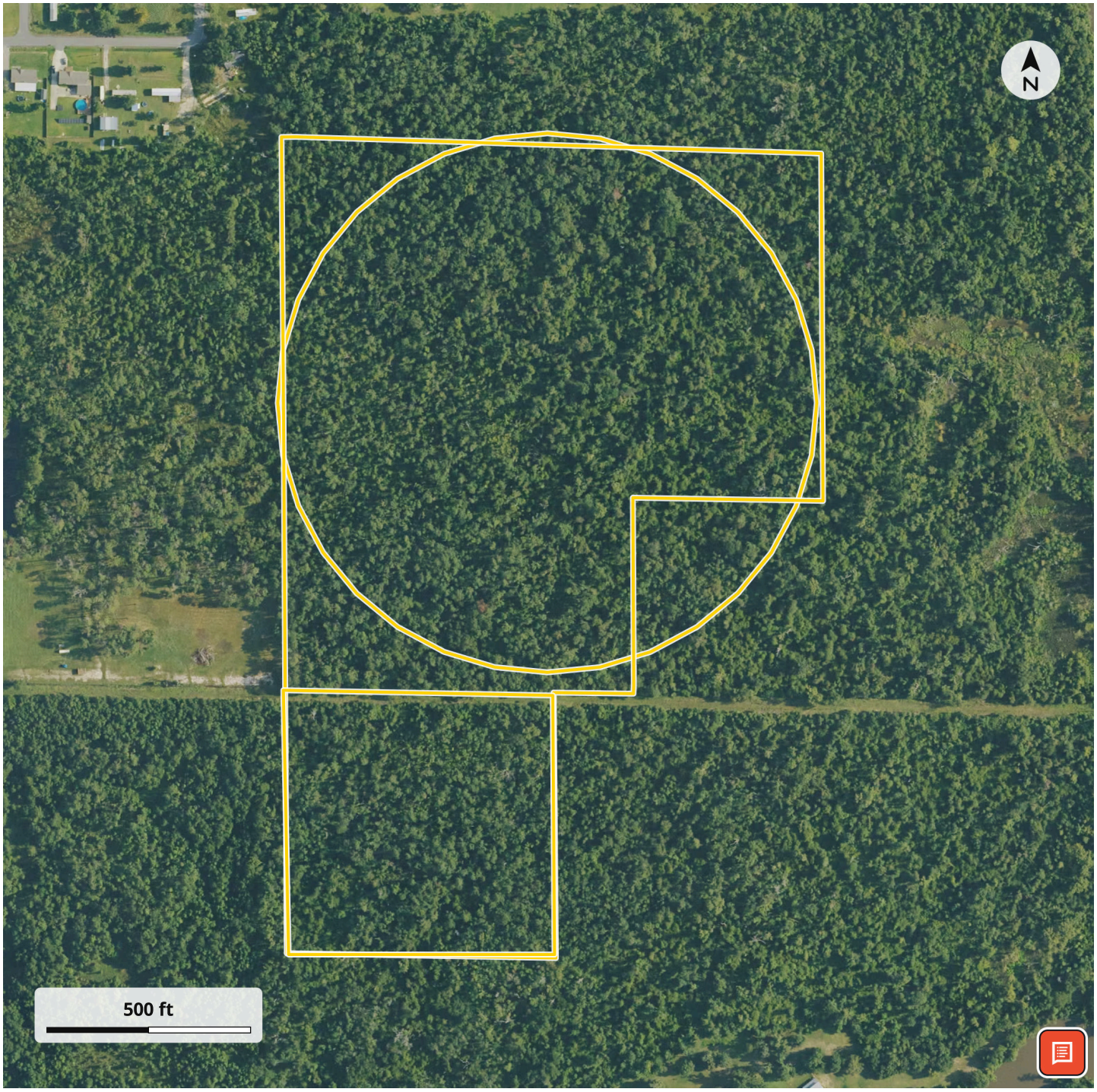
Locator Map



MORE INFO ONLINE:

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Aerial Map



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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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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