

Sam Cloud Road Tract, Allen Parish, 17± Acres
Elizabeth, LA 70638

\$74,295
17± Acres
Allen County



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Elizabeth, LA / Allen County

SUMMARY

City, State Zip

Elizabeth, LA 70638

County

Allen County

Type

Recreational Land, Timberland

Latitude / Longitude

30.8785 / -92.7531

Acreage

17

Price

\$74,295

Property Website

<https://www.mossyoakproperties.com/property/sam-cloud-road-tract-allen-parish-17-acres-allen-louisiana/36758/>



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PROPERTY DESCRIPTION

PROPERTY ID: LAELIZPP17R

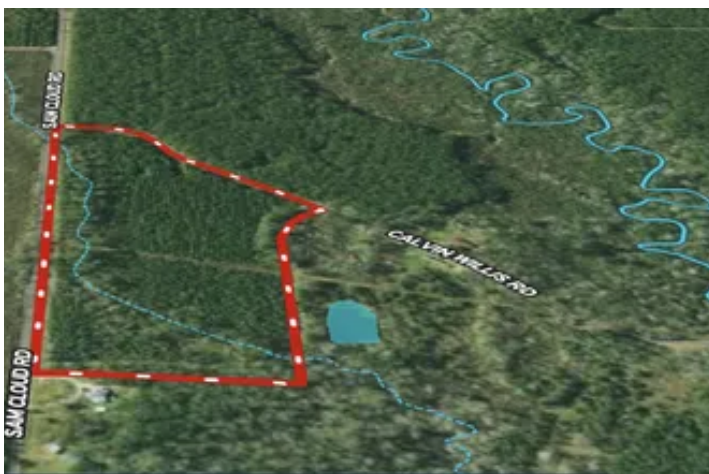
The Sam Cloud Road tract is a 16.51 ± acre timber and rural homesite property located at the intersection of Sam Cloud Road and Calvin Willis Road, North East of the Village of Elizabeth. The property is comprised of 13 ± acres of 2015 pine plantation and 3.5 ± acres of natural hardwood and pine areas. Overhead utilities and 1,390' road frontage along Sam Cloud Road give the tract potential as a rural homesite or camp near West Bay WMA. Approximately 9.7 ± acres in the east and southeast portions of the tract are in Flood Zone A, with the remaining acreage along Calvin Willis Rd in Flood Zone X.- 40% in Flood Zone X / 60% in Flood Zone A (estimated)- Overhead utilities available from Sam Cloud Road- Zoned Agricultural

Location / DirectionsGPS: 30.8782, -92.7509 Driving directions: From Elizabeth, LA: Beginning at the intersection of LA-10 and LA-112, head north on LA-112 E toward Sam Cloud Road. Turn right onto Sam Cloud Road and in 2.1 miles the property will be located on your left at the corner of Sam Cloud and Calvin Willis Road.- 2.5 miles (3 min) from Elizabeth, LA- 9.7 miles (14 min) from Oakdale, LA- 12.6 miles (15 min) from Pitkin, LA- 23.7 miles (26 min) from Oberlin, LA

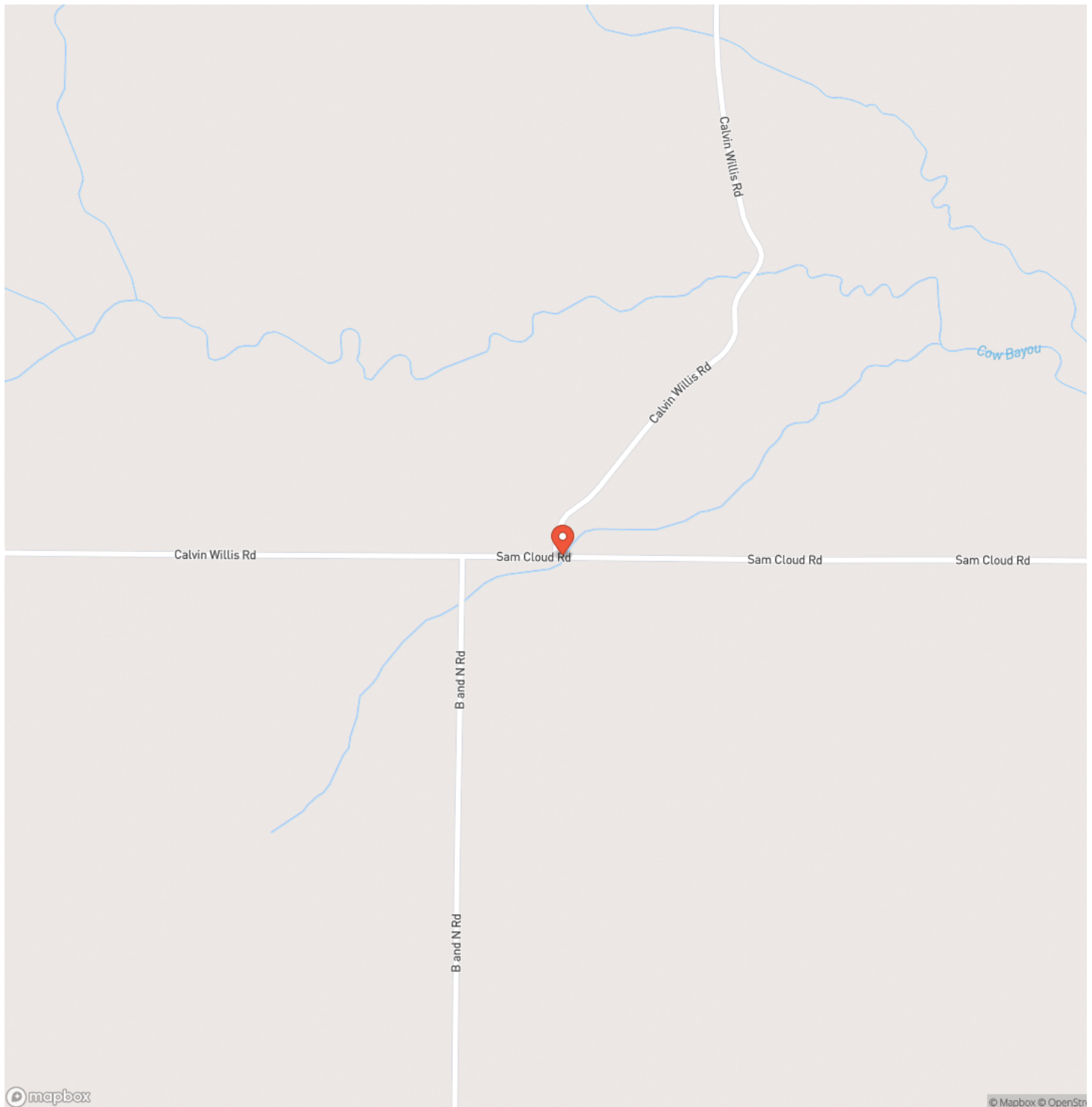
To see a list of all properties, please visit <https://mossyoakpropertiesla.com/property-search/>



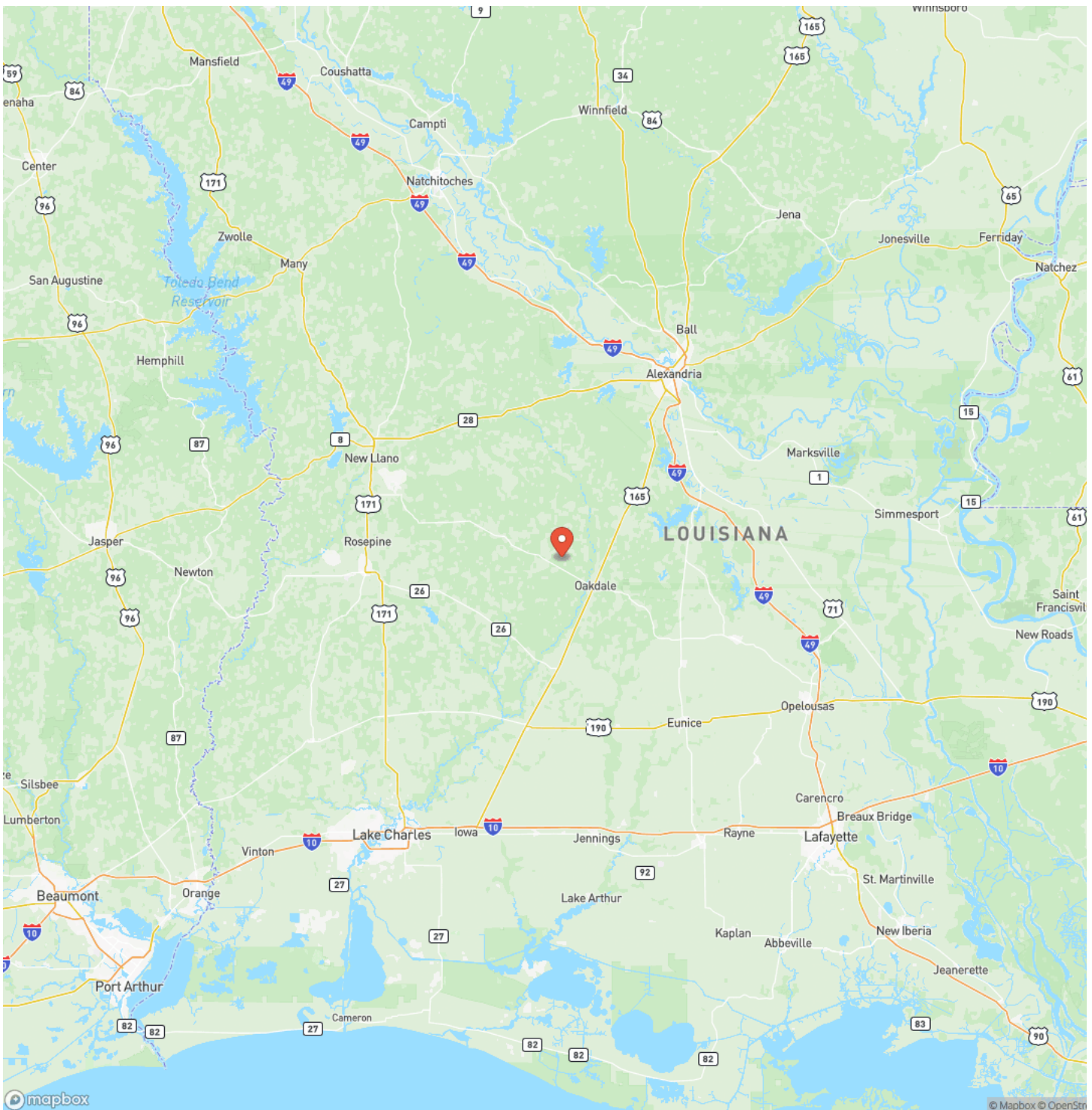
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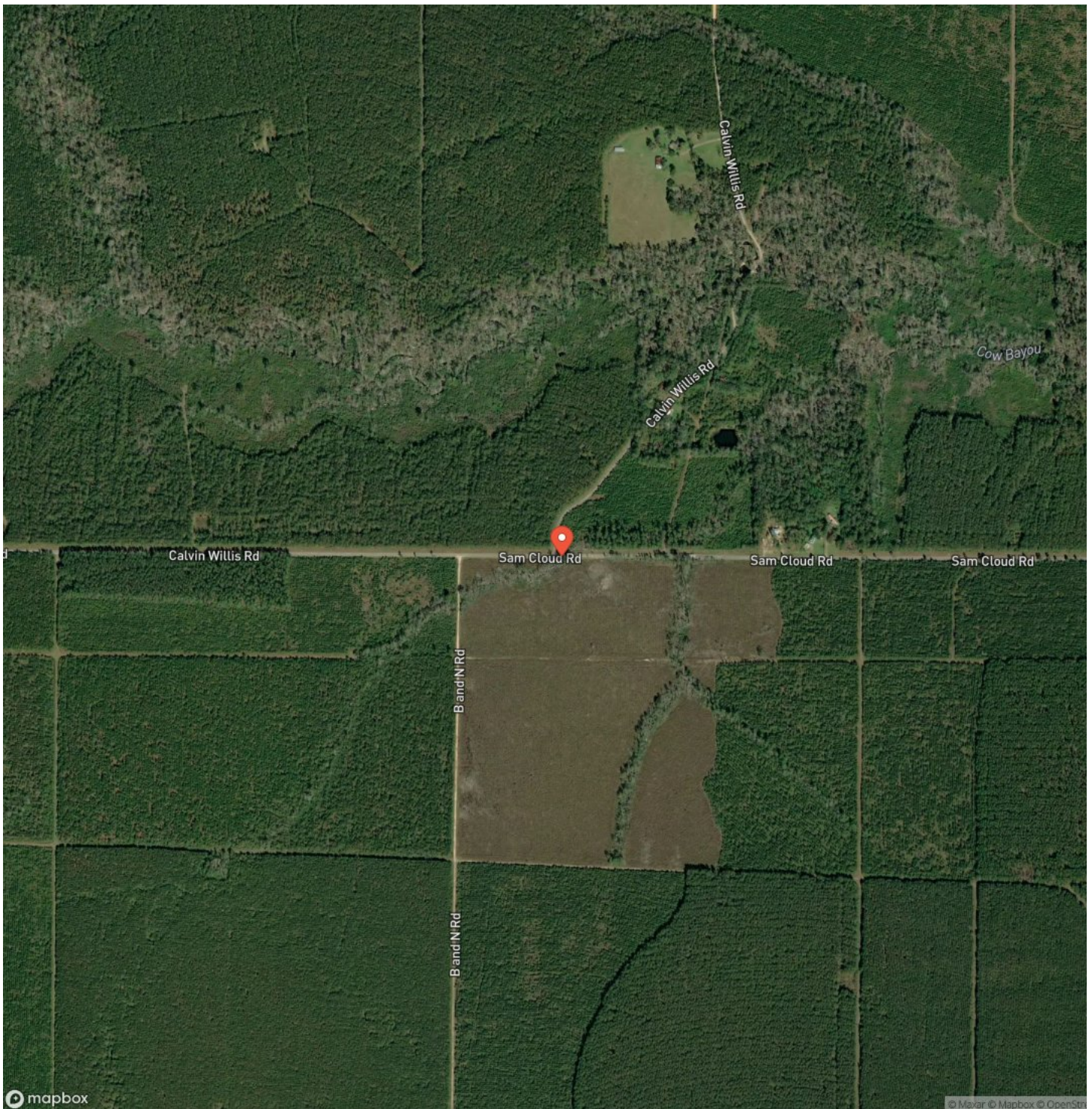
Locator Map



Locator Map



Satellite Map



**Sam Cloud Road Tract, Allen Parish, 17± Acres
Elizabeth, LA / Allen County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Pam Pelafigue

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Address

City / State / Zip

Lake Charles, LA 70605

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a blank 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.



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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