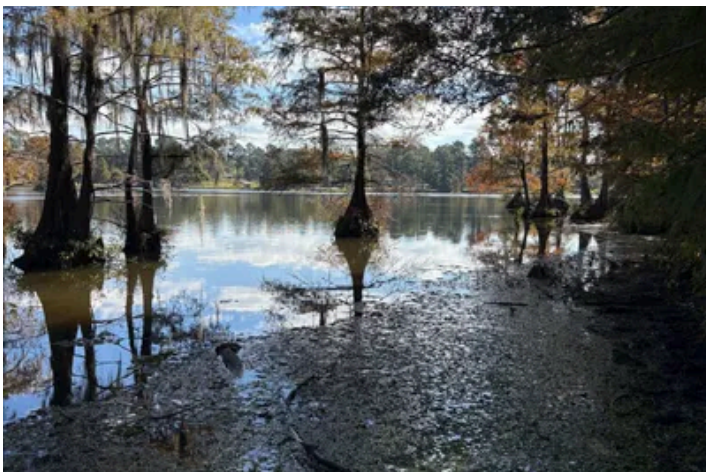


**Nantachie Lake**  
103-177 Old Levee Rd  
Montgomery, LA 71454

**\$288,000**  
36± Acres  
Grant County



**Nantachie Lake**  
**Montgomery, LA / Grant County**

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**SUMMARY**

**Address**

103-177 Old Levee Rd

**City, State Zip**

Montgomery, LA 71454

**County**

Grant County

**Type**

Hunting Land, Lot, Business Opportunity, Timberland, Lakefront, Recreational Land, Undeveloped Land

**Latitude / Longitude**

31.620201 / -92.778985

**Acreage**

36

**Price**

\$288,000

**Property Website**

<https://www.mossoakpropertiesla.com/property/nantachie-lake/grant/louisiana/93095/>



## Nantachie Lake Montgomery, LA / Grant County

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### **PROPERTY DESCRIPTION**

36+/- Acres Nantachie Lake Waterfront Property – Prime Development & Recreation Opportunity, Grant Parish

Discover a rare opportunity on beautiful Nantachie Lake—a versatile tract offering waterfront living, recreational enjoyment, and strong investment potential. A servitude/easement road runs through the center of the property, providing excellent access and making it ideal for subdividing into premium waterfront lots.

This tract features direct lake frontage, access to both a public boat landing and a private boat landing, and is well-known for excellent fishing. The property also holds great value as a timber investment and offers outstanding deer and general hunting opportunities, making it perfect for outdoorsmen or those seeking a peaceful retreat.

Utilities are already in place with power and water on the property, and access is easy via Parish Road. Conveniently located just 30 minutes from Pineville and Alexandria, this property combines rural privacy with everyday accessibility.

Whether you're seeking a lakeside development opportunity, recreational get-away, or long-term investment, this Nantachie Lake property checks all the boxes.

CONTACT:

Jarod Lemoine for your private showing. [318-452-8512](tel:318-452-8512)

Mossy Oak Properties of Louisiana

2412 E. 70th St. Shreveport, LA. 71105



Nantachie Lake  
Montgomery, LA / Grant County



## Locator Map

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## Locator Map

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## Satellite Map

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## **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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**Mossy Oak Properties of Louisiana**  
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