



COASTAL MARSHLAND

505± ACRES
IBERIA PARISH, LA
\$631,250



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

THE IBERIA 505

PROPERTY PROFILE

LOCATION:

- Iberia Parish, LA
- Accessed Via Airboat
- 3± Miles SE of Avery Island
- 10± Miles S of New Iberia
- 30± Miles S of Lafayette
- 75± Miles S of Baton Rouge
- 130± Miles W of New Orleans

COORDINATES:

- 29.863341, -91.857720

TAX INFORMATION:

- Parcel 0100919000
- 2025: \$235.52

PROPERTY USE:

- Hunting & Trapping
- Recreation
- Bird Watching

PROPERTY INFORMATION:

- 505± Acres of Coastal Marshland
- Native Marsh Grass and Wetlands
- Waterfowl, Deer, Hogs, & Alligators
- Canal with High Banks & Mature Trees
- Surrounded by Large Landowners



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CHAD MORGAN

LAND SPECIALIST

C: 318-341-2008

O: 318-974-8185

chadmorgan@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE IBERIA 505

THIS 505± ACRE COASTAL MARSH TRACT IN IBERIA PARISH, LOUISIANA, PRESENTS A RARE OPPORTUNITY TO OWN A LARGE, PRIVATE BLOCK OF SOUTH LOUISIANA MARSHLAND. Located roughly three miles southeast of Avery Island, the property offers excellent recreational potential within one of Louisiana's historic coastal marsh environments.

The land consists primarily of native marsh grasses and coastal wetlands, creating ideal habitat for various wildlife, including waterfowl, deer, wild hogs, and alligators, making the property attractive for hunting and outdoor recreation.

A canal with high banks and mature trees runs through the property, providing structure for wildlife and potential locations for hunting setups or a camp site. The tract sits between two large landowners, helping create a private and secluded marsh environment with minimal outside pressure.

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CHAD MORGAN

LAND SPECIALIST

C: 318-341-2008

O: 318-974-8185

chadmorgan@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

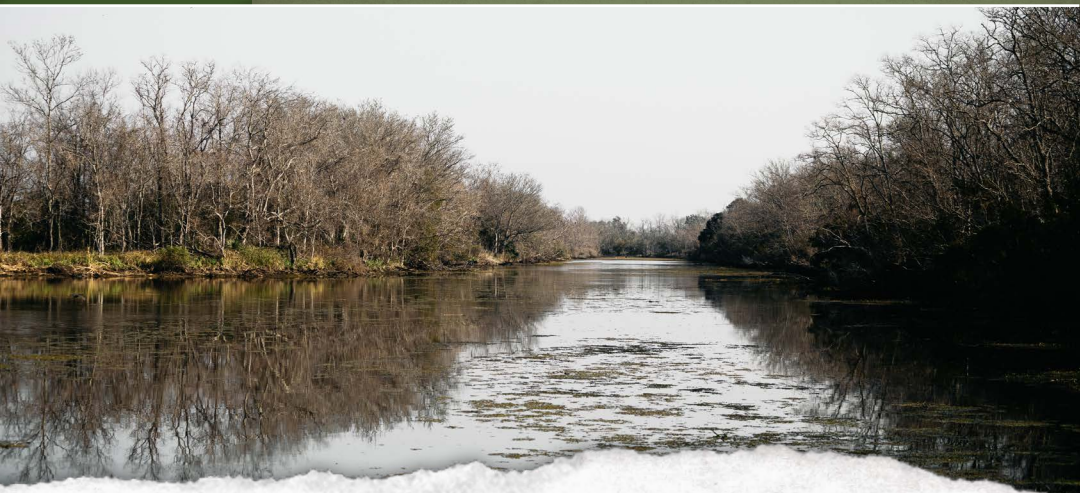
MORE ABOUT THE IBERIA 505

In addition to its recreational value, the Iberia 505 may present opportunities for wetland conservation, coastal restoration, or environmental mitigation projects, subject to buyer due diligence and applicable regulatory approvals. Large contiguous marsh properties such as this are increasingly sought after for habitat preservation, marsh restoration initiatives, and environmental mitigation efforts along Louisiana's coastal zone.

Currently, the property is accessed by airboat through surrounding marsh and waterways, offering a remote coastal experience. The tract originated from a 1944 family partition, and a legal servitude of passage may be obtainable, subject to buyer verification through title research and legal review.

The land traces its history back to 1885, when it was originally acquired by the current family's ancestors. This historic coastal tract is now being offered on the open market for the first time in generations, presenting a rare opportunity to acquire a sizable piece of private South Louisiana marshland.

**To learn more and schedule a private tour,
contact Chad Morgan today!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CHAD MORGAN

LAND SPECIALIST

C: 318-341-2008

O: 318-974-8185

chadmorgan@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

505± ACRES OF COASTAL MARSHLAND

IBERIA PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CHAD MORGAN

LAND SPECIALIST

C: 318-341-2008

O: 318-974-8185

chadmorgan@smalltownproperties.com

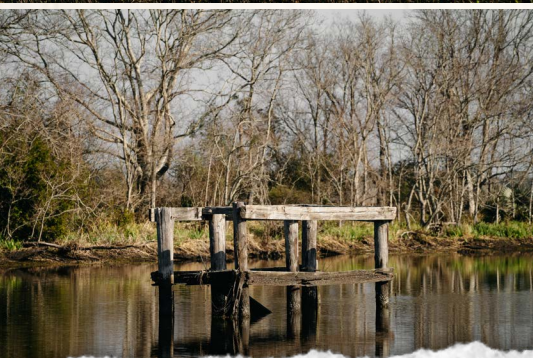
4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

505± ACRES OF COASTAL MARSHLAND

IBERIA PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CHAD MORGAN

LAND SPECIALIST

C: 318-341-2008

O: 318-974-8185

chadmorgan@smalltownproperties.com

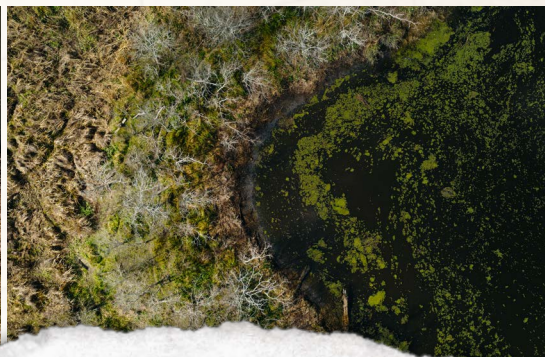
4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

505± ACRES OF COASTAL MARSHLAND

IBERIA PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CHAD MORGAN

LAND SPECIALIST

C: 318-341-2008

O: 318-974-8185

chadmorgan@smalltownproperties.com

4848 Main St. - Flora, MS 39071

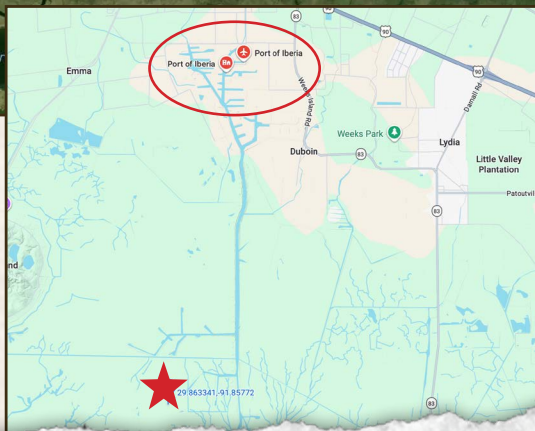
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

505± ACRES OF COASTAL MARSHLAND

IBERIA PARISH, LOUISIANA

land **id.** LINK



tal Waterway

Gulf Intracoastal Waterway

Accessible by airboat
from the Port of Iberia.

**LINK TO GOOGLE
MAP DIRECTIONS**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CHAD MORGAN

LAND SPECIALIST

C: 318-341-2008

O: 318-974-8185

chadmorgan@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.