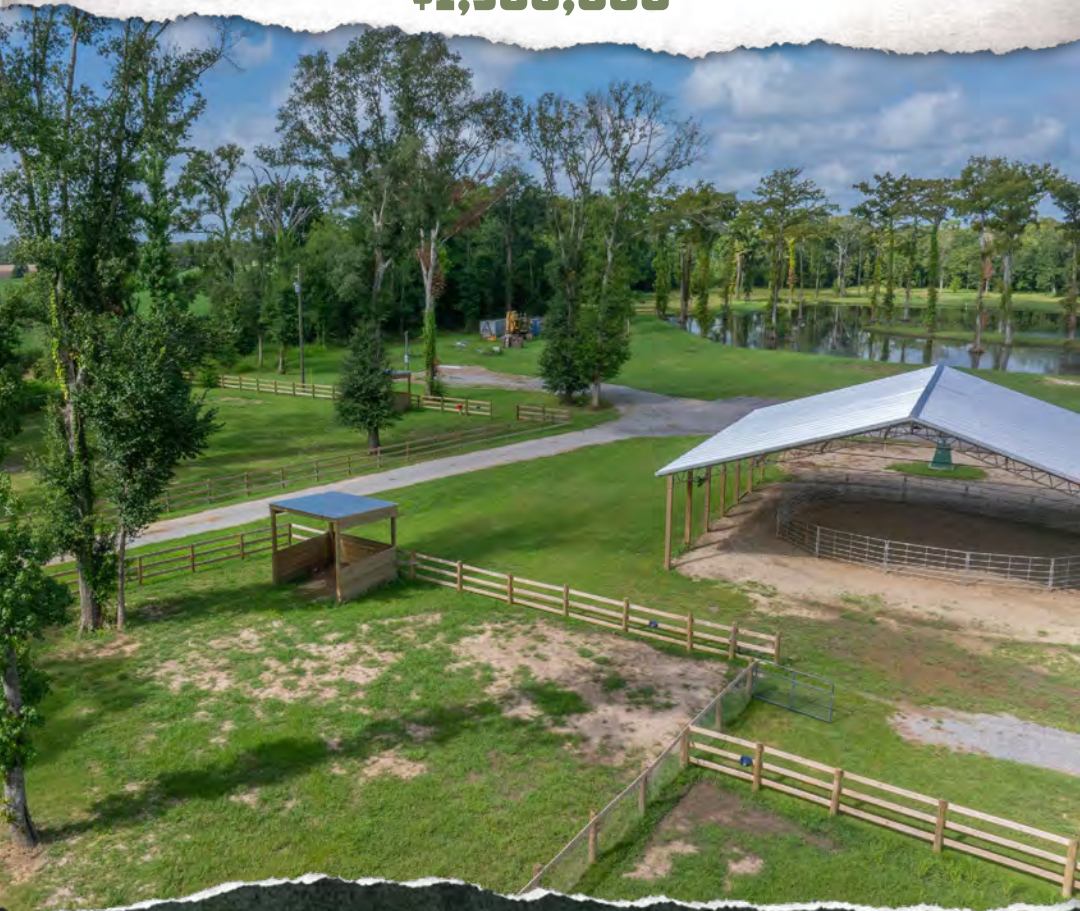




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

176± ACRE ESTATE
ST. LANDRY PARISH, LA
\$1,300,000



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

THE ST. LANDRY 176

PROPERTY PROFILE

LOCATION:

- 446 Thistle Drive
Opelousas, LA 70570
- St. Landry Parish
- 2± Miles E of I-49
- 2± Miles E of the Evangline
Downs Racetrack & Casino
- 5± Miles SE of Opelousas
- 25± Miles N of Lafayette
- 55± Miles W of Baton Rouge
- 70± Miles SE of Alexandria

COORDINATES:

- 30.523800, -92.032270

PROPERTY USE:

- Equestrian Ranch
- Hunting & Fishing
- Weekend Retreat
- Recreational
- Residential
- Investment

PROPERTY INFORMATION:

- 176± Total Acres
- 120± Acres of Hardwoods
- 36± Acre Agricultural Field
- 20± Acre Homesite
- 3± Acre Stocked Fishing Lake
- 2,400± SqFt Mobile Home
 - 4 Bedrooms/3 Baths
 - Full House Generator
- 120' x 210' Open Air Riding Arena
- 80' x 25' Covered Patio & Parking
- 60' x 60' Covered Arena
- 30' x 50' Barn
 - 4 Stalls
 - Tack Room
 - Feed Area
- 4-Horse Electric Chain Walker
- 4 Paddocks with 12' x 12' Shelters
- Additional House Pad with Utilities

TAX INFORMATION:

- 2025 Taxes: \$837.33



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KENNETH MARKS

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE ST. LANDRY 176

INTRODUCING THE ST. LANDRY 176 IN OPELOUSAS, LOUISIANA! Experience the perfect blend of country living and equestrian excellence on this sprawling 176± acre estate in St. Landry Parish. Whether you are looking for a premier equestrian ranch, a private hunting and fishing retreat, or a peaceful camp, this property offers unparalleled amenities.

The heart of the ranch features a spacious 2,400± square foot double-wide mobile home with four bedrooms and three bathrooms, complemented by a full-house generator for peace of mind. Outdoor living is made effortless with an impressive 80' × 25' covered patio and parking area, along with additional covered awning space.



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MORE ABOUT THE ST. LANDRY 176

Designed for the dedicated equestrian, the St. Landry 176 boasts a 30' × 50' barn complete with four stalls, a tack room, and a feed area. Training is a breeze with a massive 120' × 210' open-air riding arena as well as a 60' × 60' covered arena. Additional equestrian facilities include a four-horse electric chain walker and four paddocks, each with 12' × 12' shelters.

Nature lovers will appreciate the diverse landscape, featuring 120± acres of hardwoods, 36± acres of agricultural fields, and a beautiful 3± acre stocked fishing lake equipped with a lift pump. The St. Landry 176 also includes an additional house pad with utilities already in place, offering excellent potential for expansion or a guest home. Ideally located just 2± miles from Evangeline Downs or I-49, this property provides easy access to Lafayette, Alexandria, and Baton Rouge.

**Call Kenneth Marks today to schedule a private showing
and experience #TheSmallTownWay!**



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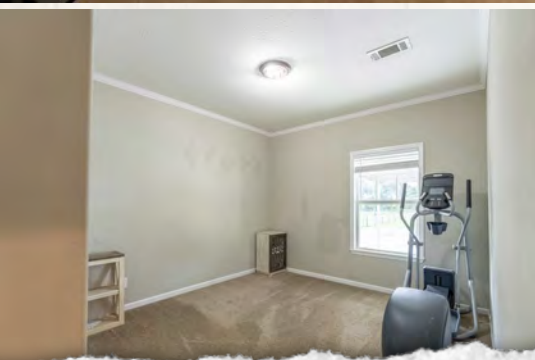
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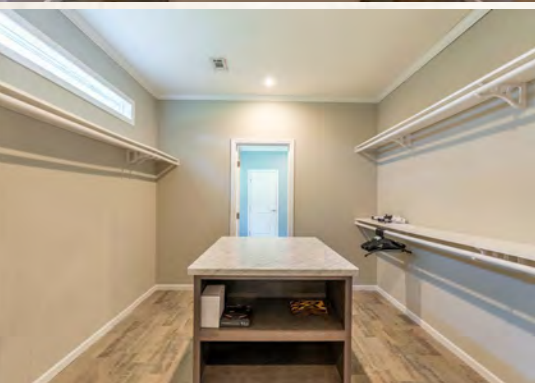
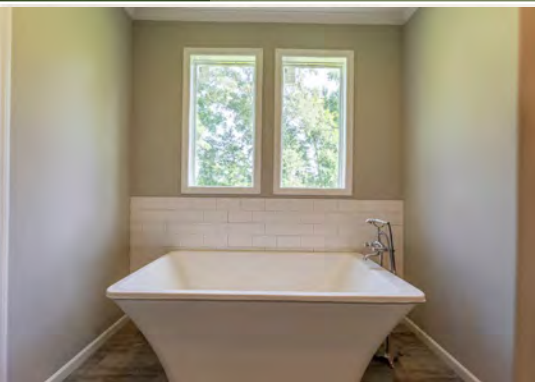
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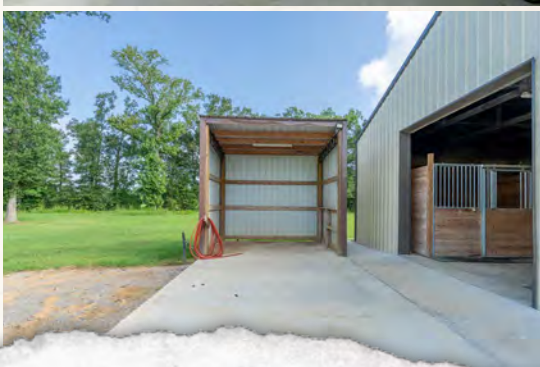
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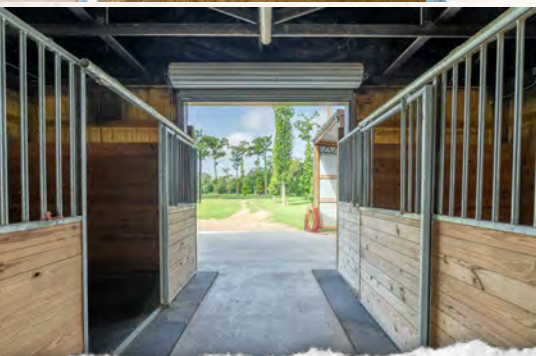
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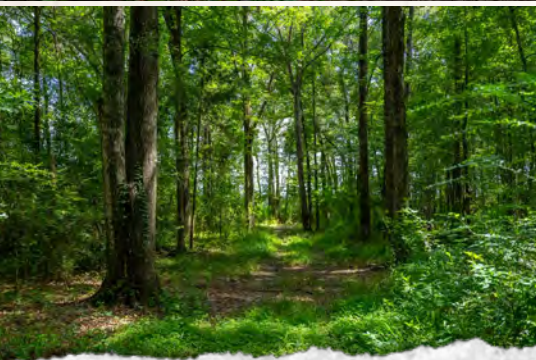
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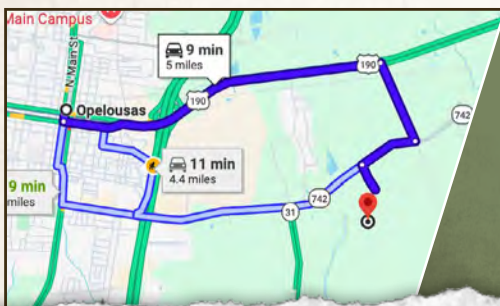
ST. LANDRY PARISH, LOUISIANA

land id. **LINK**



Directions From Opelousas, LA:
Travel east on US-190 for 3.2 miles.
Turn right onto Jennings Road/Parish
Road 1-335 and continue for 0.8 miles.
Turn right onto LA-742 and proceed for
0.6 miles. Turn right onto Thistle Drive/
Parish Road 1-333 and continue 0.3 miles
to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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