

8660 HWY 65
TENSAS PARISH, LA
\$11,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

8660 HIGHWAY 65

PROPERTY PROFILE

LOCATION:

- 8660 Highway 65
Waterproof, LA 71375
- Tensas Parish
- 2± Miles W of the Mississippi River
- 17± Miles NE of Ferriday
- 17± Miles S of the Buckhorn WMA
- 28± Miles N of Natchez, MS

COORDINATES:

- 31.805369, -91.395750

TAX INFORMATION:

Parcel: 0300277000

PROPERTY USE:

- Investment
- Residential
- Commercial
- Development
- Potential Home/Cabin Site
- Potential Rental Income

PROPERTY INFORMATION:

- 1± Acre Lot
- Highway 65 Frontage
- Good Visibility
- Easy Access
- Utilities On-Site
- Mobile Home (Sold As-Is)



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CHAD MORGAN
LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 8660 HIGHWAY 65

WELCOME TO 8660 HIGHWAY 65 IN WATERPROOF, LOUISIANA. Situated on a 1± acre lot along Highway 65, this Tensas Parish property offers excellent frontage with potential for residential or commercial use. A tenant-occupied mobile home is currently on the property, generating monthly rental income, and will convey as-is.

Whether you're looking for an investment property, a future homesite, or a commercial location with highway visibility, this property offers a variety of possibilities.

**Contact Chad Morgan today to schedule a private showing
or for more information.**



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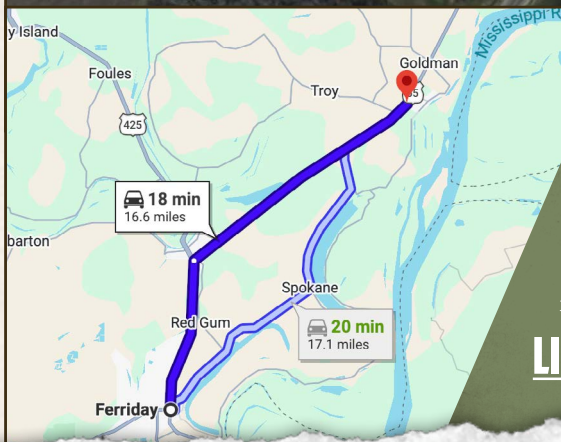
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land id. LINK



Directions From Ferriday, LA: Travel north on US-425 for 6.1 miles. Turn right onto Highway 65 and continue 10.5 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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