

**12± ACRES**  
**CALDWELL COUNTY, LA**  
**\$70,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE CALDWELL 12

## PROPERTY PROFILE

### LOCATION:

- Hwy 843  
Kelly, LA 71441
- Calhoun Parish
- 41± Miles SW of Winnsboro
- 45± Miles S of Monroe
- 52± Miles NE of Alexandria

### COORDINATES:

- 31.95445, -92.16525

### PROPERTY USE:

- Potential Homesite
- Recreation
- Hunting
- Investment

### PROPERTY INFORMATION:

- 12± Acres
- Highway Frontage
- Level to Gently Rolling Terrain
- Open Areas
- Scattered Trees
- Abundant Wildlife
- Utilities Available

### TAX INFORMATION:

- TBD



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**BART ATTAWAY**

LAND SPECIALIST

C: 318-992-3787

O: 318-974-8185

[bart@smalltownproperties.com](mailto:bart@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE CALDWELL 12

ESCAPE TO THE PEACE AND QUIET OF RURAL CALDWELL PARISH, LOUISIANA, WITH THIS BEAUTIFUL 12± ACRE PROPERTY LOCATED ALONG LA HIGHWAY 843. Whether you're searching for the perfect place to build your dream home, establish a weekend retreat, or enjoy the outdoors, the versatile Caldwell 12 offers plenty of possibilities.

The property features paved highway frontage for convenient access while maintaining the privacy and tranquility that country living provides. With a mix of open ground and natural vegetation, there's ample room for a homesite, recreational activities, gardening, or simply enjoying the beauty of Louisiana's countryside.



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# MORE ABOUT THE CALDWELL 12

Outdoor enthusiasts will appreciate the area's abundant wildlife and nearby hunting, fishing, and recreational opportunities. Whether you're looking to invest in land or create your own private getaway, the Caldwell 12 offers the space, location, and flexibility to make your vision a reality.

**Contact Bart Attaway today to learn more and  
experience #TheSmallTownWay!**



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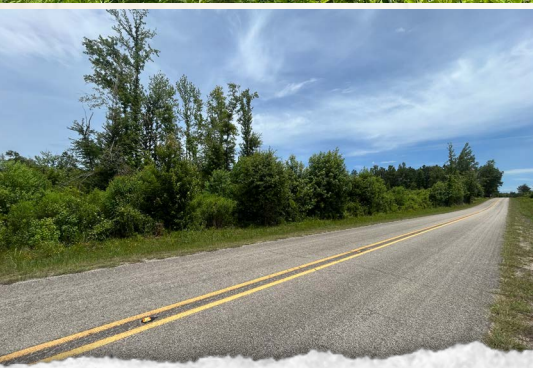
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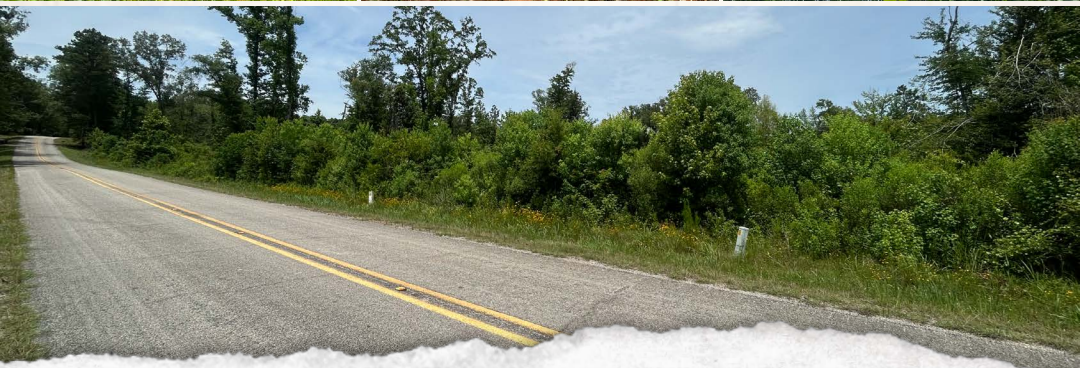
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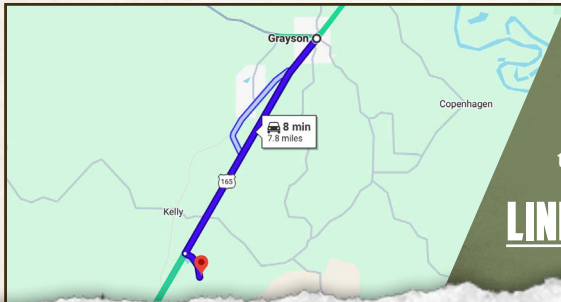
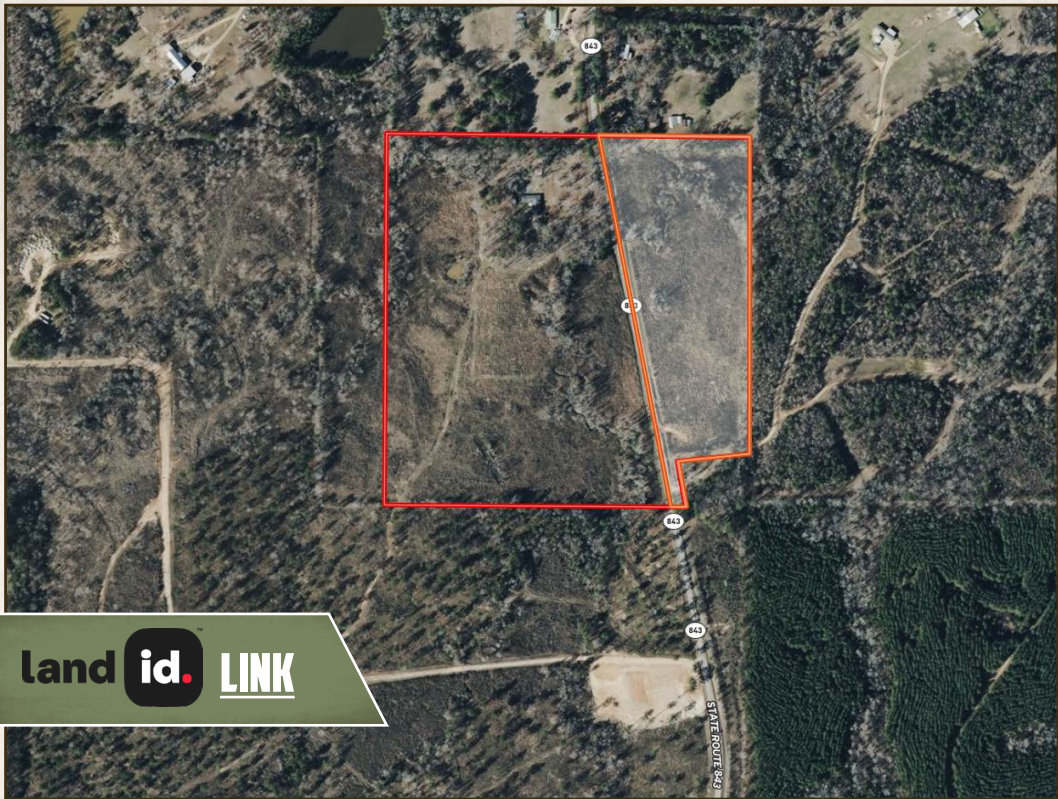
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Directions From Grayson, LA:  
Travel 7 miles south on LA-850.  
Turn left on LA-843 and in 0.8 miles  
the destination will be on the left.

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



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