



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

BELLA VISTA DR

0.80± ACRE LOT
OUACHITA PARISH, LA
\$90,000

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

THE OUACHITA 0.80

PROPERTY PROFILE

LOCATION:

- 301 Bella Vista Drive
West Monroe, LA 71291
- Alexander's Cove Subdivision
- Ouachita Parish
- 1± Mile From the
Nearest Boat Ramp
- 3.5± N of Downtown
West Monroe
- 6± Miles SE of Monroe
- 34± Miles NE of Ruston

COORDINATES:

- 32.5629, -92.14585

PROPERTY USE:

- Potential Home Site
- Fishing

PROPERTY INFORMATION:

- 0.8± Acre Lot
- HOA In-Place
- Access to Bayou D'Arbonne

TAX INFORMATION:

- Parcel 133863: \$270.75
- Parcel 133929: \$129.98



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE OUACHITA 0.80

WELCOME TO YOUR FUTURE HOME SITE IN A NEWLY DEVELOPED SUBDIVISION IN WEST MONROE, LOUISIANA. Lot 6, a 0.8± acre property, offers the perfect location for your custom build in a thoughtfully planned community in Ouachita Parish with an established homeowners association to help maintain property values. Enjoy the peace of a quiet setting with the convenience of being just minutes from downtown. Lot 6 offers space, privacy, and long-term potential in one of West Monroe's newest residential communities.

To learn more, contact **Josh Beckham** today
and experience #TheSmallTownWay!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

0.80± ACRE LOT

OUACHITA PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

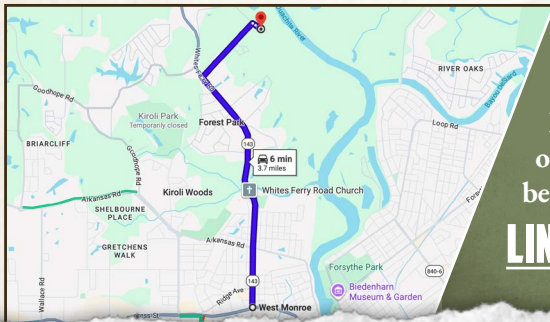
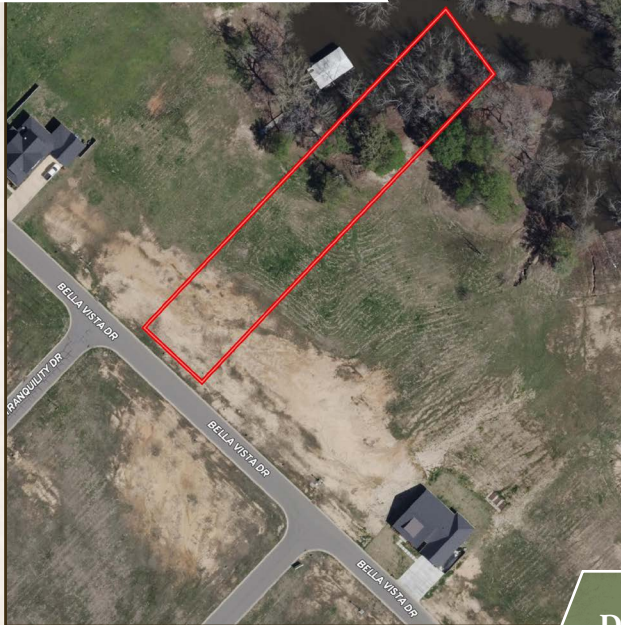
Information is believed to be accurate but not guaranteed.

0.80± ACRE LOT

OUACHITA PARISH, LOUISIANA

land id. LINK

WETLAND MAP



Directions From the Intersection of Highway 80 & Highway 143 in West Monroe, LA: Travel 2.7 miles north on LA-143. Turn right on Pinecrest Road and continue 0.8 miles. Turn right on Bella Vista Drive and the property will be on the left in 0.2 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com



Information is believed to be accurate but not guaranteed.