

**50± ACRES**  
**TENSAS PARISH, LA**  
**\$105,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
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# THE TENSAS 50

## PROPERTY PROFILE

### LOCATION:

- Church Lane  
Waterproof, LA 71375
- Tensas Parish
- 29± Miles N of Natchez
- 46± Miles SW of Tallulah
- 88± Miles SE of Monroe

### COORDINATES:

- 31.807741, -91.389392

### PROPERTY USE:

- Development
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 50± Contiguous Acres
- Unencumbered by  
Government Programs
- Paved Road Frontage
- Multiple Access Points
- Utilities Available

### TAX INFORMATION:

- Parcel ID 0330237500  
\$241.81 (2026)



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**CHAD MORGAN**

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 TENSAS 50

**WELCOME TO THE TENSAS 50.** Positioned in the heart of Waterproof, Louisiana, in Tensas Parish, this expansive 50± acre contiguous tract presents a rare and versatile development opportunity. Located within the Waterproof town limits and offering convenient access to U.S. Highway 65, the Tensas 50 is ideally suited for a wide range of commercial or residential uses.

With multiple access points and extensive road frontage, the site allows for flexible planning and phased development. Water and electricity are available, and the property is unencumbered by government programs, giving developers greater control and fewer restrictions.

The Tensas 50 is well-suited for a housing development, including attainable or affordable residential lots, as well as rental units or starter homes. Its central location within town makes it a practical option for projects designed to serve existing community needs.

**Contact Chad Morgan today to schedule a private showing and experience #TheSmallTownWay.**



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land id. LINK



Directions From the Intersection of US-65 and Church Lane in Waterproof, LA: Travel east for 400 feet on Church Lane to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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