



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**3070 HIGHWAY 8
CATAHOUULA PARISH, LA
\$175,000**



OFFICE (318) 577-5206 | WWW.SMALLTOWNPROPERTIES.COM

3070 HIGHWAY 8

PROPERTY PROFILE

LOCATION:

- 3070 Highway 8
Sicily Island, LA 71368
- Catahoula Parish
- Frontage on Highway 8
- 5.5± Miles SW of Sicily Island

COORDINATES:

- 31.8073, -91.73652

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 3.67± Acres
- 3,025± Square Foot Log Home
- 4 Bedrooms/3 Baths
- Separate Building:
Man Cave/Home Office
- 30×40 Metal Shop
- In-Ground Swimming Pool

TAX INFORMATION:

2023 - \$527.52

- Parcel ID: 200012000



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HEATH EUBANKS

SPONSORING BROKER

C: 318-608-7848

O: 318-974-8185

heath@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 3070 HIGHWAY 8

WELCOME HOME TO 3070 HIGHWAY 8, SITUATED JUST OUTSIDE SICILY ISLAND IN CATAHOULA PARISH, LA. A 3,025± square foot log home is the focal point of this 3.67± acre property. Offering four bedrooms and three baths across two levels, the home features a large covered front porch and a spacious back deck where you will enjoy entertaining friends and family. Just off the front porch is an in-ground swimming pool, perfect for those hot summer months! Out the back door, you will find a building complete with power, water, and a half bathroom. This is an ideal space for a home office, man cave, or craft area.



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MORE ABOUT 3070 HIGHWAY 8

As you pull into the driveway right off Highway 8, you will notice a 30x40 metal shop, newly constructed in 2022. With power available, you can use this area for hobbies and storage. The property is in close proximity to the Sicily Island Hills Wildlife Management Area, just through the woods from your back door, so you'll see plenty of wildlife just off your doorstep.

**Call Heath Eubanks today to make
3070 Highway 8 your new address!**



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3070 HWY 8

CATAHOULA PARISH, LOUISIANA



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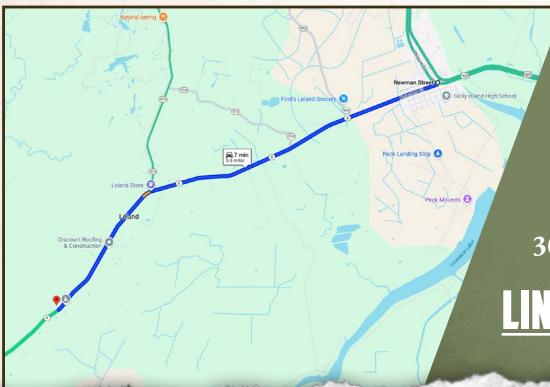
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land id. LINK

Directions From Sicily Island, LA: Travel 5.5 miles southwest on Highway 8. The home will be on the north side of Highway 8.

Property Address:
3070 Highway 8 Sicily Island, LA 71368

LINK TO GOOGLE MAP DIRECTIONS



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