136 COMANCHE TRAIL
DELHI | RICHLAND PARISH, LA

$625,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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136 COMANCHE TRAIL

PROPERTY PROFILE

LOCATION:

- 136 Comanche Trail
  Delhi, LA 71232
- Poverty Point Reservoir
- Richland Parish
- 1.5± Miles S of Black Bear Golf Club
- 3± Miles N of I-20
- 12± Miles E of the
  Meta AI Data Center
- 15± Miles W of the Tensas
  National Wildlife Refuge
- 42± Miles E of Monroe

COORDINATES:

- 32.5022, -91.48633

TAX INFORMATION:

- Parcel 0100300594

PROPERTY USE:

- Residential
- Fishing
- Investment

PROPERTY INFORMATION:

- 0.39± Acre Lot
- 150'± Lake Frontage
- 3,214± SqFt Home
- 3 Bedrooms/2 Baths
- Custom Built-ins
- Home Office
- Sunroom
- Gas Fireplace
- 2-Car Enclosed Garage
- 3-Slip Boathouse

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CHAD MORGAN
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2204 N 7th Street, Suite D - West Monroe, LA 71291
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Information is believed to be accurate but not guaranteed.

WELCOME TO 136 COMANCHE TRAIL

DISCOVER EASY LAKEFRONT LIVING AT 136 COMANCHE TRAIL ON THE BEAUTIFUL POVERTY POINT RESERVOIR. A charming custom-built home sits at the end of a quiet cul-de-sac with wide-open water views and direct access to some of the best fishing in Louisiana.

The 3,214± square foot Richland Parish home blends comfort and function, featuring three bedrooms, two baths, a gourmet kitchen, a sunroom overlooking the lake, and a home office with custom built-ins. The primary suite offers stunning lake views along with a soaking tub, walk-in closets, and double vanities.

Step outside to a landscaped yard that leads to a private three-slip boathouse, perfect for appreciating all that lakefront living has to offer.

If you've been dreaming of life on the lake, 136 Comanche Trail is the place to make it happen! Contact Chad Morgan today to schedule a private showing and experience #TheSmallTownWay!

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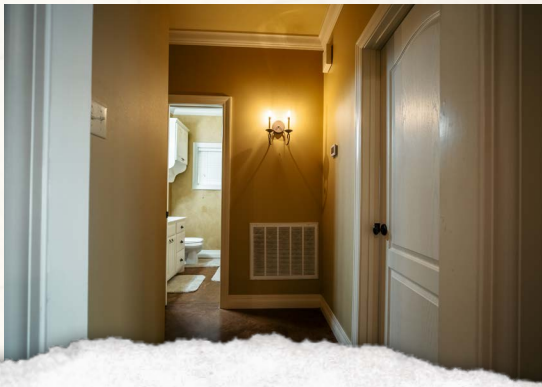

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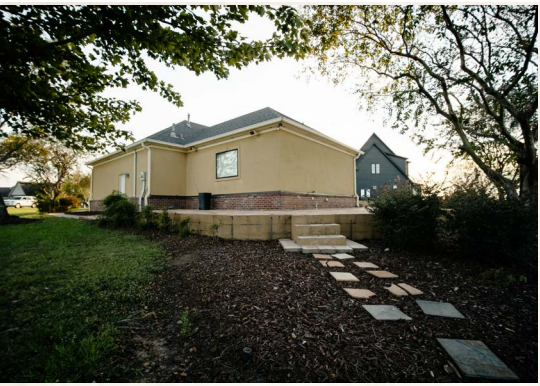

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ATTRACTIONS IN THE AREA

POVERTY POINT RESERVOIR: A RECREATIONAL GEM

Poverty Point Reservoir is a 2,700± acre manmade lake renowned across the region for exceptional crappie, bass, and catfish fishing. The lake is also a hotspot for boating, kayaking, paddleboarding, and wildlife viewing, making it a perfect setting for anyone who loves the outdoors. The nearby Poverty Point Reservoir State Park includes hiking trails, birdwatching platforms, and a public beach area for family fun.

BLACK BEAR GOLF COURSE

Golf enthusiasts will love being just minutes from Black Bear Golf Club, ranked among the top public courses in Louisiana. This 18-hole championship course offers lush fairways, scenic water hazards, and a driving range, as well as a full-service clubhouse, restaurant, swimming pool, and tennis courts—perfect for relaxing after a morning on the lake or course. Black Bear was ranked one of GolfWeek's Best Courses for seven consecutive years and named as a Golf Digest America's Best New Course in 2007.

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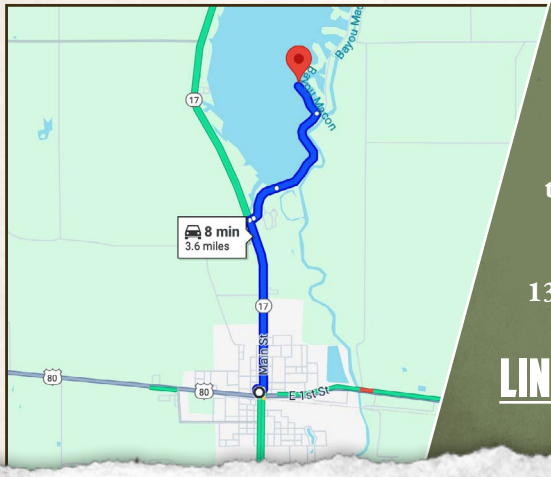

Directions From Delhi, Louisiana: Travel 1.8 miles north on LA-17. Turn right on Poverty Point Parkway and continue 1.5 miles. Turn left on Comanche Trail and proceed 0.3 miles to the property on the right.

Physical Address:
136 Comanche Trail | Delhi, LA 71232

LINK TO GOOGLE MAP DIRECTIONS

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