



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

117 COMANCHE TRAIL
DELHI | RICHLAND PARISH, LA
0.35± ACRE WATERFRONT LOT | \$85,000



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

117 COMANCHE TRAIL

PROPERTY PROFILE

LOCATION:

- 117 Comanche Trail
Delhi, LA 71232
- Settler's Point Subdivision
- 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:

- 32.49968, -91.48501

PROPERTY USE:

- Home Site
- Fishing
- Investment

PROPERTY INFORMATION:

- 0.35± Acre Waterfront Lot
- 100' Feet of Shoreline
- Rock-Lined Retention Seawall

TAX INFORMATION:

- 2024 - \$353.33
- Parcel ID 0100339910



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CHAD MORGAN

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 117 COMANCHE TRAIL

IF YOU'VE BEEN DREAMING OF LAKEFRONT LIVING, NOW IS YOUR CHANCE! 117 Comanche Trail is a lovely home site in the quiet Settler's Point Subdivision in Delhi, LA. The 0.35± acre lot enjoys 100± feet of shoreline on the beautiful Poverty Point Reservoir—a 2,700± acre lake known for record-breaking crappie, solid bass fishing, and wide-open water views that stretch for days.

The Richland Parish lot is located in a laid-back community atmosphere with enough space to build a getaway or your forever home. A rock-lined retention seawall is in place, saving you time and expenses on the front end.



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MORE ABOUT 117 COMANCHE TRAIL

Just minutes away is Black Bear Golf Course, one of Louisiana's top-rated public courses. Spend the morning on the green, then grab lunch at the Gourmet Grill and Tavern—it's available anytime you want.

Opportunities for lake lots with this kind of frontage are becoming rare.

Contact Chad Morgan for more information after you take a drive, walk the property, and see if this spot on the water feels like home.



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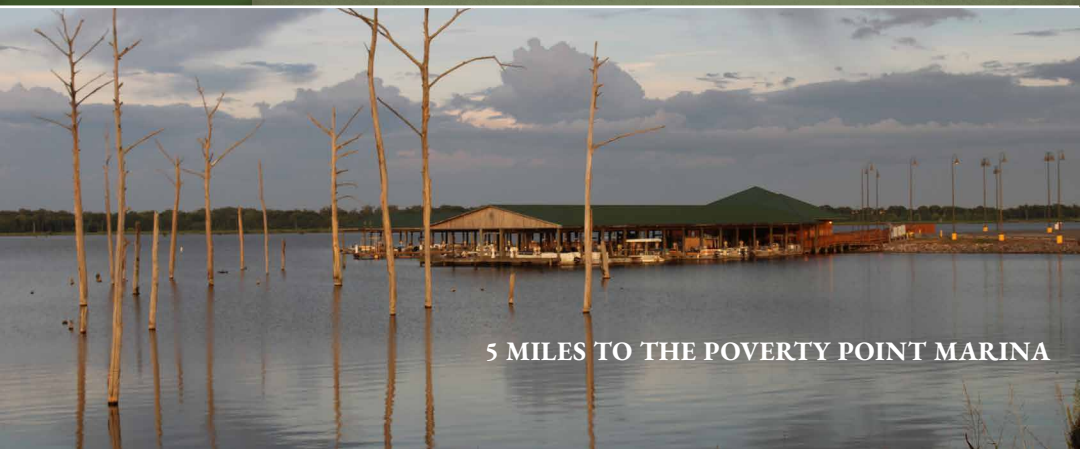
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LIFE AT POVERTY POINT RESERVOIR

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.



5 MILES TO THE POVERTY POINT MARINA



1.4 MILES TO THE STATE PARK BOAT RAMP



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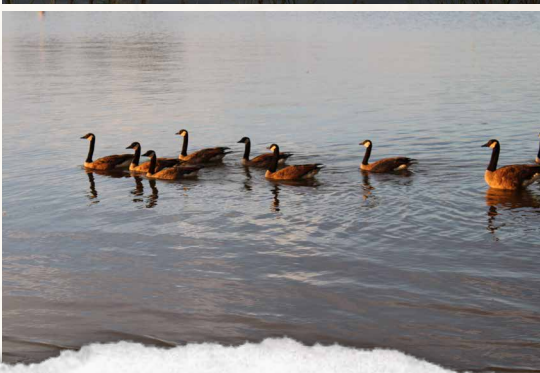
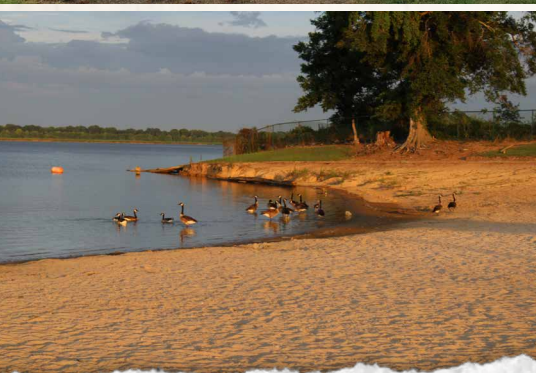
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BLACK BEAR GOLF CLUB

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 and restaurant—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.



4 MILES TO BLACK BEAR GOLF COURSE



5 MILES TO BLACK BEAR CLUBHOUSE



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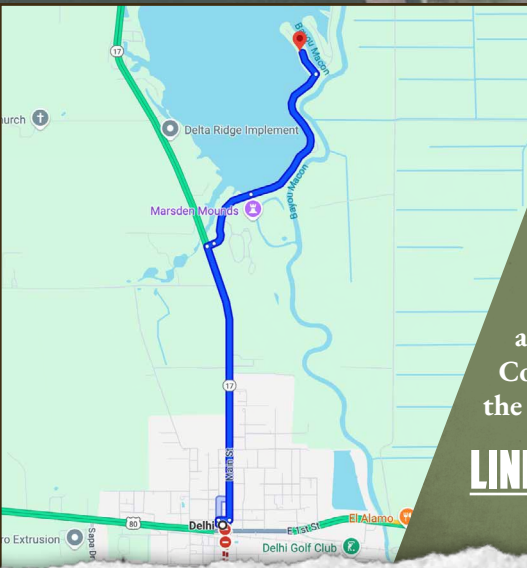
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land id. LINK



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 0.2 miles to
the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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