

New Mineral Springs Addition
700 New Mineral Springs Road
Calhoun, LA 71225

\$125,000
44.83± Acres
Ouachita County



New Mineral Springs Addition Calhoun, LA / Ouachita County

SUMMARY

Address

700 New Mineral Springs Road null

City, State Zip

Calhoun, LA 71225

County

Ouachita County

Type

Undeveloped Land, Business Opportunity, Lot

Latitude / Longitude

32.45085 / -92.366139

Acreage

44.83

Price

\$125,000

Property Website

<https://moplandandhome.com/property/new-mineral-springs-addition/ouachita/louisiana/97640/>



PROPERTY DESCRIPTION

Prime Development Opportunity - 44.83 Acres in Ouachita Parish, LA

Discover an exceptional opportunity to develop a rural subdivision in the heart of Ouachita Parish. This 44.83± acre tract is ideally suited for multiple residential lots, with flexible potential lot sizes ranging from approximately 1.5 to 7.5 acres-perfect for today's demand for space, privacy, and country living. South half of tract is now under contract.

The property features electricity already on site and a gravel access road, helping reduce upfront development costs. Several future lots could enjoy scenic frontage on a pond, adding strong appeal for custom homes or estate-style residences.

Conveniently located just 5 miles from Interstate 20 and less than 20 miles from Monroe/West Monroe, the property offers the perfect balance of peaceful, quiet surroundings with easy access to dining, shopping, and entertainment. Residents can enjoy a relaxed rural lifestyle without sacrificing modern conveniences.

Whether you're a developer, investor, or builder, this tract offers excellent potential in a growing area with strong buyer demand for larger home sites.

Contact me today for a personal tour and see all this special place has to offer.

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Locator Map



Locator Map



Satellite Map



New Mineral Springs Addition Calhoun, LA / Ouachita County

LISTING REPRESENTATIVE

For more information contact:



Representative

Michael Clayton

Mobile

(870) 818-5418

Office

(870) 807-6731

Email

mclayton@mossyoakproperties.com

Address

819 Lakewood Road

City / State / Zip

Camden, AR 71701

NOTES



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<https://moplandandhome.com/>

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