

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

**\$125,000**  
47.760± Acres  
Ouachita County



**New Mineral Springs Addition  
Calhoun, LA / Ouachita County**

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**SUMMARY**

**Address**

700 New Mineral Springs Road

**City, State Zip**

Calhoun, LA 71225

**County**

Ouachita County

**Type**

Undeveloped Land, Business Opportunity, Lot

**Latitude / Longitude**

32.45085 / -92.366139

**Acreage**

47.760

**Price**

\$125,000

**Property Website**

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



## **New Mineral Springs Addition Calhoun, LA / Ouachita County**

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### **PROPERTY DESCRIPTION**

#### **Prime Development Opportunity - 47.76 Acres in Ouachita Parish, LA**

Discover an exceptional opportunity to develop a rural subdivision in the heart of Ouachita Parish. This 47.76± 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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Calhoun, LA / Ouachita County



## Locator Map

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## Locator Map

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## Satellite Map

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## **DISCLAIMERS**

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**Mossy Oak Properties Land and Home**  
819 Lakewood Road  
Camden, AR 71701  
(870) 807-6731  
<https://moplandandhome.com/>

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