

**Most beautiful lot on Lake Bruin**  
108 Botany Bay Road  
Saint Joseph, LA 71366

**\$300,000**  
0.4± Acres  
Tensas County





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**Saint Joseph, LA / Tensas County**

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**SUMMARY**

**Address**

108 Botany Bay Road null

**City, State Zip**

Saint Joseph, LA 71366

**County**

Tensas County

**Type**

Lakefront

**Latitude / Longitude**

31.975554 / -91.192897

**Acreage**

0.4

**Price**

\$300,000



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### **Saint Joseph, LA / Tensas County**

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#### **PROPERTY DESCRIPTION**

Imagine waking up to the tranquil beauty of Lake Bruin every day. This remarkable 0.4-acre lakefront lot, aptly named "Most Beautiful Lot on Lake Bruin," offers an unparalleled opportunity to craft your dream lakeside retreat in Saint Joseph, Louisiana. With direct access to the shimmering waters, this property is a blank canvas for a life filled with fishing, watersports, and unforgettable sunsets.

#### **Location**

Nestled within the charming city of Saint Joseph in Tensas County, Louisiana, this property boasts a coveted position. The area is known for its serene environment and natural beauty, providing a peaceful escape while maintaining convenient access to local amenities.

#### **Land and terrain**

Spanning 0.4 acres, this prime parcel offers an ideal setting for development. The terrain is perfectly suited for a variety of architectural styles, allowing for creative freedom in designing a home that maximizes the stunning lake views. The land presents a clear opportunity to establish a beautiful landscape, reflecting your personal vision.

#### **Improvements and infrastructure**

The property currently features existing improvements, providing a foundational element for future development. These "other" improvements offer a starting point, allowing a new owner to build upon the existing structure or re-imagine the space entirely to suit their specific needs and desires.

#### **Water and utilities**

With direct lake access and valuable water rights, this property is inherently connected to the natural resources of Lake Bruin. The availability of utilities is a key advantage, simplifying the process of developing a comfortable and modern living space. Future owners will appreciate the ease with which they can establish essential services.

#### **Wildlife and vegetation**

The natural surroundings of Lake Bruin are rich with opportunities for observing local wildlife, creating a vibrant ecosystem around your property. The vegetation on the lot and in the surrounding area offers a picturesque backdrop, contributing to the tranquil atmosphere and enhancing the overall aesthetic appeal of this lakefront haven.

#### **Current and potential use**

This property is a dream come true for those seeking a recreational paradise. Its potential uses are vast, ranging from a private residential haven to a vibrant hub for fishing and watersports enthusiasts. The freedom to define its purpose allows for a truly personalized experience, whether you envision a permanent residence or a seasonal getaway.

#### **Access and easements**

The property benefits from convenient access via a county road, ensuring ease of arrival and departure. This excellent road frontage simplifies logistics for construction and everyday living. Any existing easements are thoughtfully integrated, ensuring seamless enjoyment of the property and its surrounding natural beauty.



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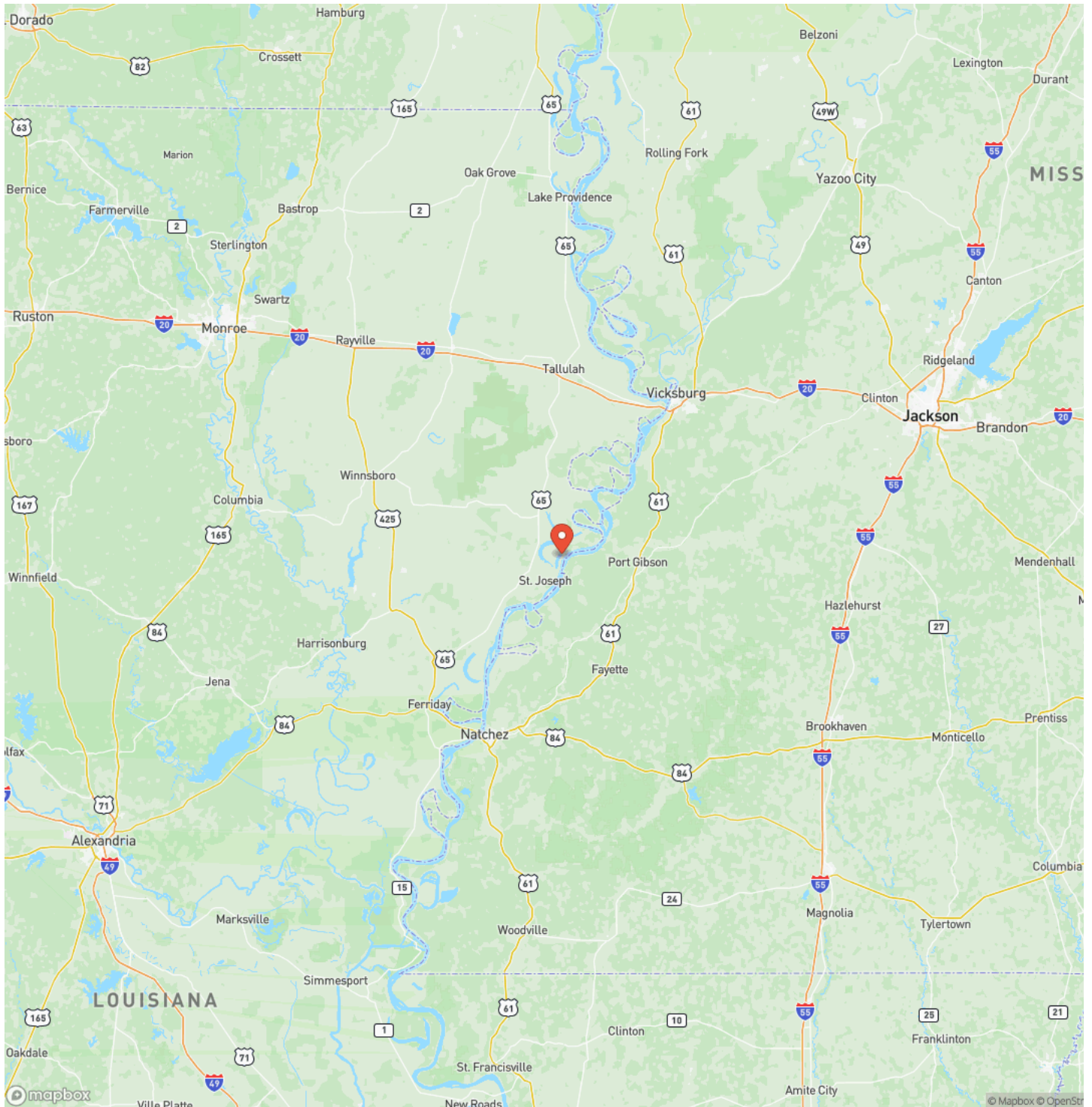
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## Locator Map



## Locator Map





## Satellite Map



**Most beautiful lot on Lake Bruin  
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**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Bill Crigler

## Mobile

(318) 201-0744

## Email

bcrigler@mossyoakproperties.com

**Address**

1825 N. Frontage RD Suite G

## City / State / Zip

Vicksburg, MS 39180

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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