



152 Acre Waterfront Site

PRESENTED BY TALBOT REALTY GROUP

An epic place to call home just North of Franklinton, LA

Hwy 25 N

Waterfront Living Over 3,000 ft of Bogue Chitto River Frontage

Bogue Chitto
River

Hwy 25 N



152 Acres

\$2,995,000 or \$19,704 per acre

Great hunting, recreational, and family compound property with 3,168 feet of Bogue Chitto river frontage. The property consists of plantation pines and green woods surrounding two lakes and one small pond. One large 30-acre lake allows you to stock with bass, brim, and catfish, while another smaller lake joins the Bogue Chitto River via a creek that flows through a pond. Beautiful old growth cypress grove and built pads from gravel operations that would be perfect for a clubhouse, tennis court, and swimming pool. Road systems are currently in place and the property has over 1/2 of a mile of frontage on Hwy 25 and a predial servitude entrance on Hwy 38 as well as an internal road to navigate you throughout the property. There are multiple locations for camps or homesites within close proximity to the river.

Owner financing is available on this tract. Seller is also willing to subdivide. Please see attached for additional information or to schedule a showing.

North East Facing



Hwy 25 N

North West Facing

← Bogue Chitto
River

East
Facing

Hwy 25 N

**West
Facing**

**Bogue Chitto
River Frontage**



North East
Facing

**South
Facing**

Bogue Chitto
River

South Facing

Bogue Chitto River



Road system Existing





Chris Talbot and JJ Warner

Co-Listing Real Estate Agents

Talbot Realty Group is pleased to co-list this property with JJ Warner of Smith & Core Real Estate. Talbot Realty Group specializes in large-scale property developments and commercial real estate in the New Orleans area. The Smith & Core Real Estate Team has built a long-standing and reliable relationship with buyers and sellers in and around the Franklinton and Folsom areas. They're "Locally owned and getting sold since 1993!" For additional information or to experience the property for your self, please call Chris Talbot or JJ Warner directly.

Chris Talbot
Talbot Realty Group

504.319.1452 (cell)

Nola.Talbot@gmail.com

www.Talbot-Realty.com



JJ Warner
Smith & Core Real Estate

985.515.4541 (cell)

JJWarner@hughes.net

www.SmithandCore.com



THANKS

WE LOOK FORWARD TO SHARING
MORE INFORMATION WITH YOU

CHRIS TALBOT

CELL: 504-319-1452

EMAIL: NOLA.TALBOT@GMAIL.COM

TALBOT
REALTY GROUP