

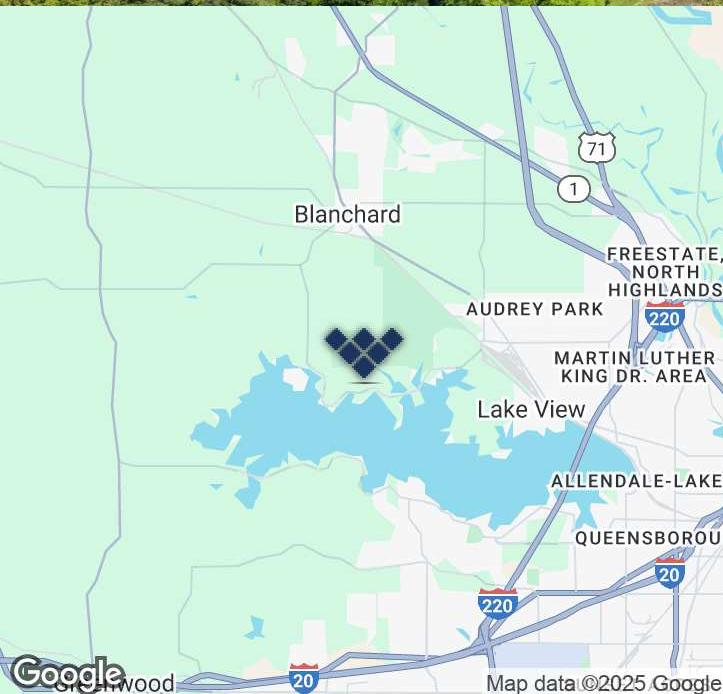
**6670 North Lakeshore
Heathwood Estates
\$2,000,000**

Joe Fleming, LA & TX Licensed Broker Agent

Direct 318.698.1108
Mobile 318.465.0930
JoeF@Sealynet.com

Sealy Real Estate Services

333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com



Offering Summary

Sale Price:	\$2,000,000
Lot Size:	67.5 Acres
Zoning:	R-1-7

Property Overview

This +/- 67.5-acre multi-use property combines rural charm with serious income potential. It operates as a cattle farm, complete with rolling pastures, three ponds, and a 50'x100' barn outfitted with stalls and a tack room. The front 9.5 acres include an approved subdivision development plan with 7 lots on a cul-de-sac road. The gated entrance and landscaping set the tone for a property ready for agriculture, investment, or a future homestead vision. Additional adjoining acreage may also be available for buyers seeking expansion.

Offering Summary

This +/-67.5-acre property offers the rare trifecta of productive farm use, development potential, and rural beauty, just minutes from the Shreveport metro and adjacent to Cross Lake. Currently, a working cattle farm, the property features well-maintained, rolling pastures of Bahia and Bermuda grass, three ponds (including one stocked for fishing), and is fully fenced with cross-fencing. At the front of the property, a cul-de-sac serves as access to an approved subdivision —lots 1-4 are sold, but lots 5-11 spanning approximately 9.43 acres are included in the sale. A gated entry, manicured landscaping, and scenic views enhance the experience throughout. The acreage also includes a 2,164 SF ranch-style home and a 50'x100' barn with individual stalls and a tack room—ideal for livestock, horses, or equipment.

2,164 SF Ranch-Style Home

The 2,164 SF ranch-style residence features custom millwork, an open living/dining/kitchen area, and thoughtful touches throughout—from the granite countertops and double cooktops to the brick fireplace and built-in office shelving. The mudroom includes laundry connections, a utility sink, and shower—perfect for farm life. The primary suite is well-appointed with a walk-in closet, Jacuzzi tub, custom-tiled shower, and abundant storage. A wraparound porch offers serene views of the fenced pastureland and professionally landscaped yard, making it a functional yet inviting space for rural living.

Location/Area Overview

Ideally situated less than 20 minutes from Downtown Shreveport, this property offers the best of both worlds: quiet rural living with quick access to major thoroughfares. Interstates 49 and 220 are just a 10-minute drive away, and Interstates 20 and I-220 (Inner Loop) are nearby, making commutes and connections a breeze. Despite its accessibility, the area remains peaceful and private—perfect for those seeking space, investment opportunities, or a working farm near city conveniences.





