

FOR SALE

Off LA-40 & Isabel Swamp Rd

472+ Acre Recreational / Investment Tract

LA-40 & Isabel Swamp Rd
Bush, LA 70431 · St. Tammany Parish

SALE PRICE

\$948,860

PRICE / ACRE

\$2,000

LOT SIZE

472.34 AC

WATERFRONT

Yes

ZONING

A-1



PROPERTY OVERVIEW

Beautiful 472.34 acre parcel on the north side of Highway 40 northeast of Heintz Jenkins Road. The property has been used for fishing, recreational four-wheeling, and hunting purposes.

Located in Bush, Louisiana, just minutes from Downtown Covington and about 45 minutes from New Orleans, this is a rare opportunity to own a premier tract of this size with riverfront frontage and future investment potential.

KEY HIGHLIGHTS

- 472.34 acre land tract
- Bogue Chita River frontage
- Residential development / resort secondary uses
- Hilly topography listed
- Priced at \$2,000 per acre
- Hunting, fishing, and recreation use
- Vacant property
- Cash to seller sale terms

Large riverfront acreage with recreation and investment upside.

The listing notes substantial water frontage along two sides of the Bogue Chita River, with a portion of the property located in Washington Parish.

SALE TERMS

Cash to Seller

ZONING DESC.

Residential

TOPOGRAPHY

Hilly

AVAILABLE

01/16/2025

SITE POSITIONING

Recreation

Current and prior uses include hunting, fishing, and recreational riding.

Riverfront

Substantial Bogue Chita River frontage along two sides of the property.

Investment

Large tract in a rapidly developing area with rare acreage scale.

Development

Secondary uses listed include residential development and vacation/resort.

Access

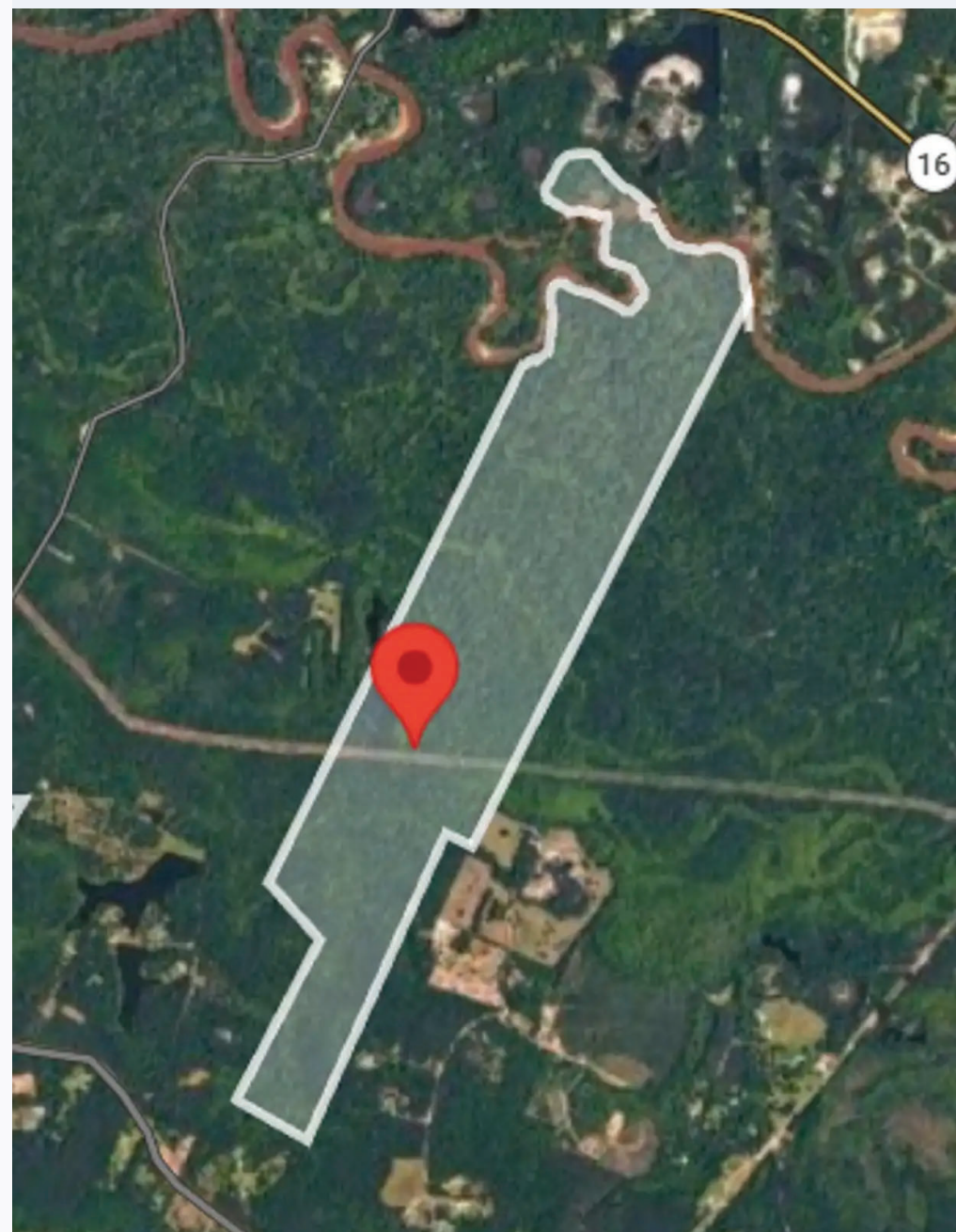
Located off LA-40 and Isabel Swamp Rd in Bush, LA.

Scale

472.34 acres at a published \$2,000 per acre price point.

TARGET BUYER PROFILES

Recreational land buyer, hunting/fishing user, family land buyer, investor, developer, residential acreage, vacation/resort concept.



PARCEL AERIAL / BOUNDARY OVERVIEW



SALE TERMS

Sale Price	\$948,860
Price / Acre	\$2,000
Lot Size	472.34 AC
Sale Terms	Cash to Seller
Available Date	01/16/2025

PROPERTY INFO

Property Type	Land
Is Vacant	Yes
Zoning	A-1
Zoning Desc.	Residential
Waterfront	Yes
Topography	Hilly
Parcel APN	1201006487

LOCATION

Address	LA-40 & Isabel Swamp Rd
City	Bush, LA 70431
Parish	St. Tammany
Listing ID	2a171af2
Listed	06/26/2026
Updated	07/14/2026

River Frontage

Recreation

Investment

Development

Buyer to verify acreage, boundaries, parish location, zoning, wetlands/floodplain, access, utilities, timber, river frontage, and all permitted uses.



Schedule a Site Visit

LA-40 & Isabel Swamp Rd · Bush, LA 70431

\$948,860 · 472.34 AC · Riverfront

PROPERTY SNAPSHOT

Address	LA-40 & Isabel Swamp Rd
Market	Bush / St. Tammany Parish
Sale Price	\$948,860
Available	01/16/2025
Use	Recreation / Investment / Development

Hunting

Fishing

Bogue Chita River

472.34 AC

Information is sourced from the public LACDB listing and deemed reliable but not guaranteed.

Contact



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Listing ID 2a171af2
LA-40 & Isabel Swamp Rd, Bush, LA 70431