

**66+/- AC TOTAL**  
Estate & Subdivision

**SUBJECT ESTATE**

**57+/- AC**

also available | 9.24+/- AC

**57+/- AC**  
**Heathwood Estates**  
**\$1,400,000**

**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:	\$1,400,000
Lot Size:	57 Acres
Price / Acre:	\$24,561
Zoning:	R-1-7

### Property Overview

Currently a working cattle and hay property, the land features rolling pastures of Bahia and Bermuda grass, three ponds (one stocked for fishing), and full perimeter fencing with cross-fencing. 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 or horses. A gated entry, manicured landscaping, and scenic views throughout create a peaceful country setting just minutes from city conveniences. This offering represents the main estate portion of the full 66+/- AC property, excluding the subdivided 9.24+/- AC at the front.





- **Asking Price:** \$1,400,000
- **Acreage:** 57+/- acres (no subdivision)
- **Additional Offering:** 9.24+/- AC available separately for \$390,000
- **Combined Offering:** Entire 66+/-AC available at \$1,790,000
- **Ideally Located:** 10 minutes from Interstates 49 and 220, with I-20 and LA 3132 (Inner Loop) nearby
- **Rare Blend:** Offering privacy, productivity, and accessibility