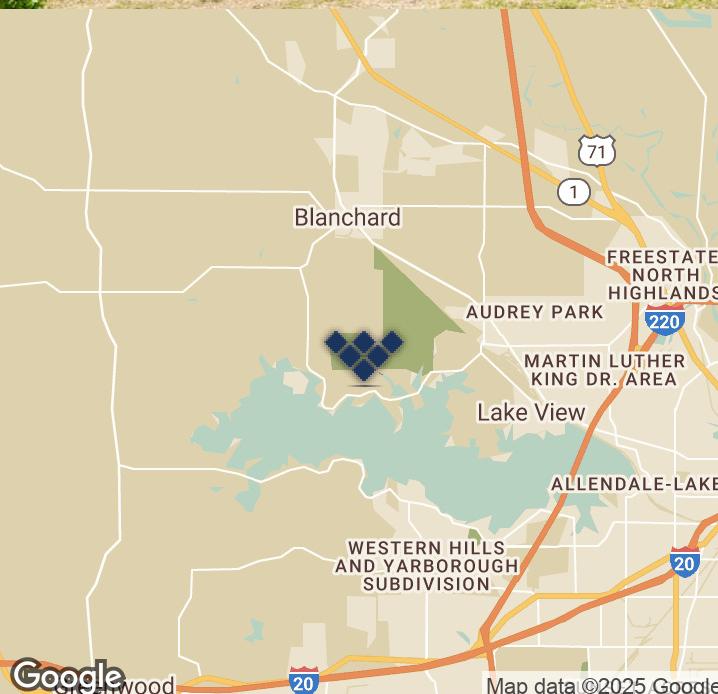


**57+/-AC
Heathwood Estates
\$1,400,000**

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