



of **KW** SOUTH
COMMERCIAL

Crescent Farm, 4084 Hwy. 311, Houma, LA



HISTORY. HARMONY. HOME.



(985) 872-4598 www.loganbabin.com

400 Lafayette St., Houma, LA 70360

Agent: Ed Bice

Cell: (985) 381-3229

E-mail: EdBice@loganbabin.com

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind.

References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.



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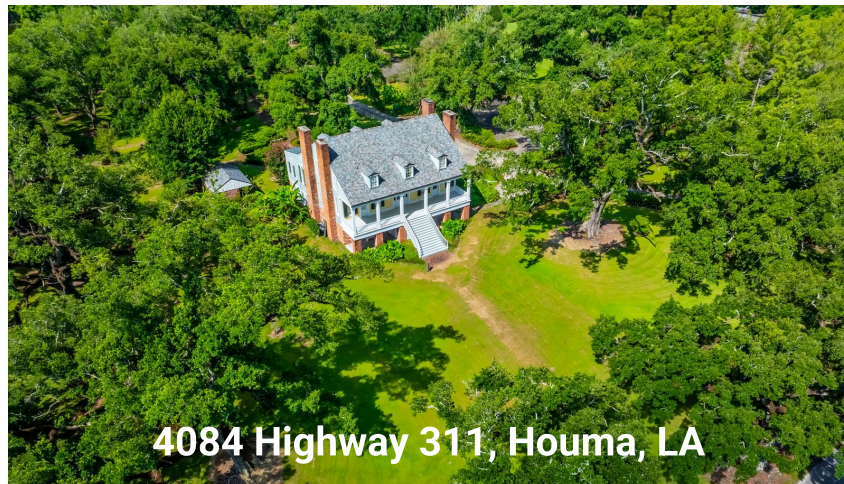
Property Summary

Description

HISTORY. HARMONY. HOME. Crescent Farm has it all! This is your chance to own a historic home, executive office, or corporate retreat on almost 13.4 acres of property in Houma, LA, only about 1 hour away from prime fishing or New Orleans cuisine!

Key Features

- 8,516 SF Main Building (3 Floors, currently offices)
- 2,200 SF Rear Office or Club House
- Set in Majestic oaks, some hundreds of years old
- 3.5 acre stocked pond, rear stable and riding area
- Concrete parking can accommodate ~33 vehicles
- Manicured grounds with many, many features



4084 Highway 311, Houma, LA

OFFERING PRICE: \$ 2,300,000.00

LAND SIZE: +/- 13.4 Acres

TOTAL BUILDING SF: +/- 11,716 SF GBA

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Main Building Features



The 3-story Main Building is 8,516 SF. It has a new Daltile roof with a lifetime transferable -warranty.



Besides the interior space, there are 1,000 SF of exterior porches set within the branches of the oaks.

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Main Building Features



The First Level has a reception/lobby, 2 offices, a conference room, and a library.



The Second Level has 4 Executive Offices (2 have doors to the front porch) and 2 standard offices.

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Main Building Features



The Second Level also has a open conference area or office bullpen which exits to the back stairs.



The 4 Executive Offices have hardwood floors, chandeliers, fireplaces, and large windows.

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Property Features



The Rear Office is 2,200 SF with multiple offices, a full bathroom, and a break area/kitchen.



The property features numerous majestic oak trees and manicured grounds.

Property Features



There is a 3.5 acre stocked pond with brick bulkhead. It has a central island and gazebo accessed by an arched bridge.



Walking the grounds, you will discover numerous details that create a unique atmosphere of peace and harmony.

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Property Features



The brick fountain behind the rear of the Main Building offers tranquility amongst the oaks.



A brick lined trellis surrounds the pond and is accessed by brick lined walking paths.

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Crescent Farm

Sitting on almost 14 acres of land, this grand site is perfectly suited for that business or business person looking to make a statement with their office or it would be a grand residence sitting amongst ancient oaks. A setting unlike any other on the Gulf Coast! And being only a short car ride to either prime fishing in the Gulf or fine dining in New Orleans, Crescent Farm can be your true slice of Sportsmen's Paradise!



Your Slice of Sportman's Paradise!

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