

Prairieville, LA

LAND FOR SALE

Prairieville, LA

Beau Box, SIOR | 225.931.3200 | bbox@beaubox.com

Tigue Bonneval | 225.445.0886 | tbonneval@beaubox.com



PROPERTY SUMMARY



Property Highlights:

- +/- 246.27 Acres for Sale
- Located in Ascension Parish
- Approximately 190 acres of hardwoods/pine mix
- Mature timber includes majestic Live Oaks, large Pecan Trees, White Oaks and Cherrybark Oaks
- Current use: pastureland for cattle
- Potential use: development, recreational - Seller to approve use
- Ascension Public Schools: Lakeside Primary, Lake Middle and St. Amant High School Districts
- +/- 2,240' frontage on Moody Dixon Rd.
- Zoned Rural

Offering Summary

Sale Price:	4,920,000.00
Lot Size:	246.27 Acres

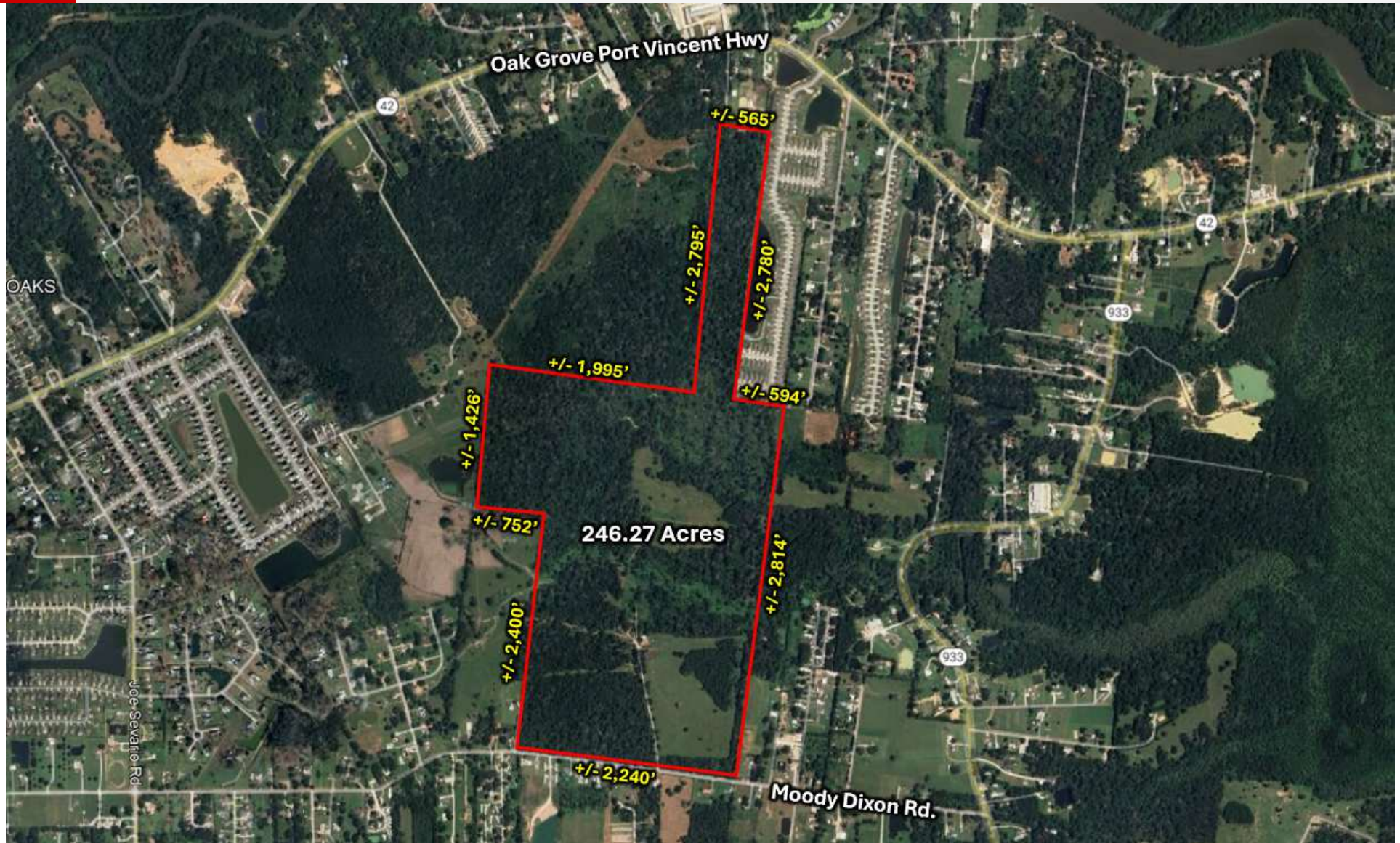
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42420 Moody Dixon Rd
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AERIAL



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ADDITIONAL PHOTOS



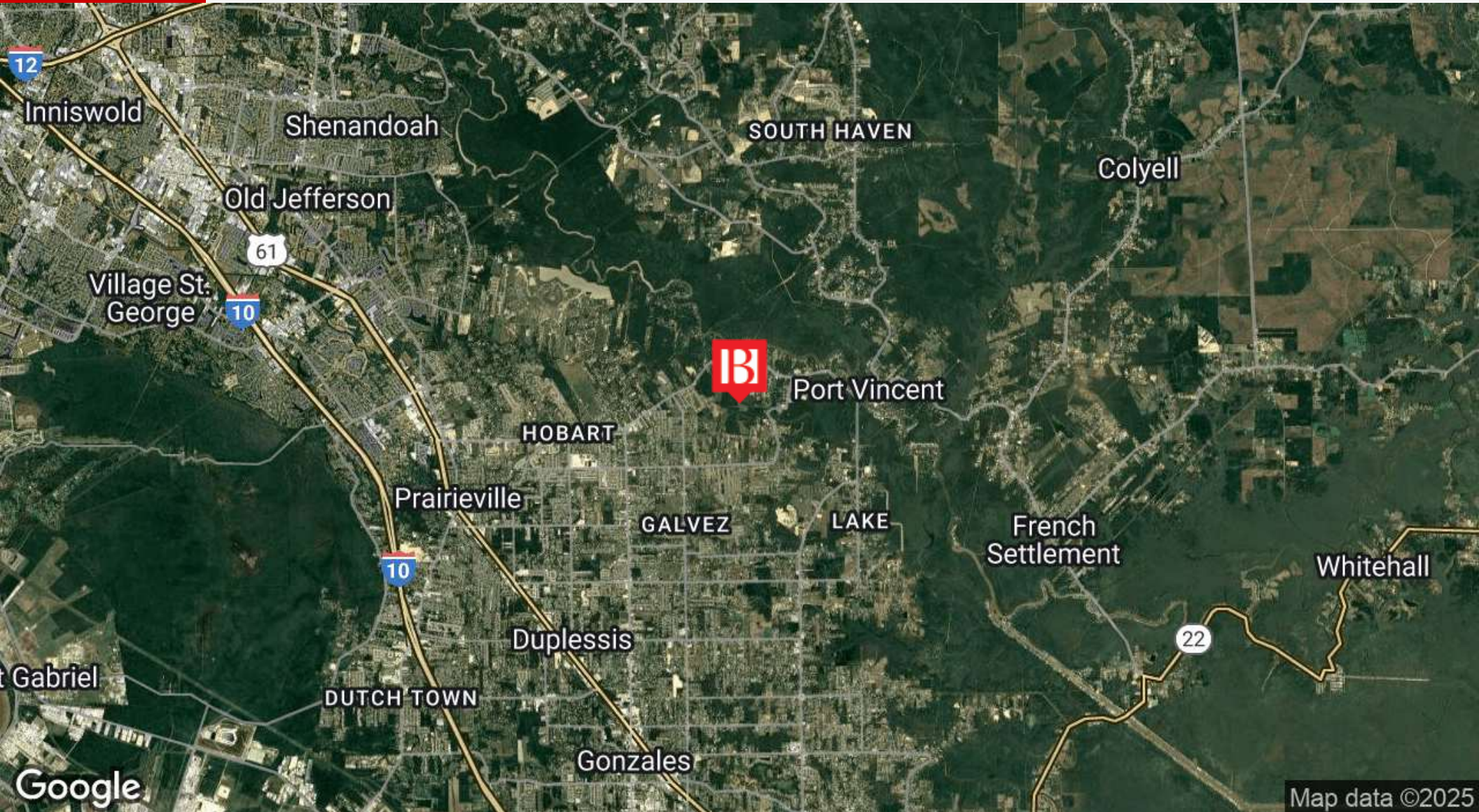
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LOCATION MAP



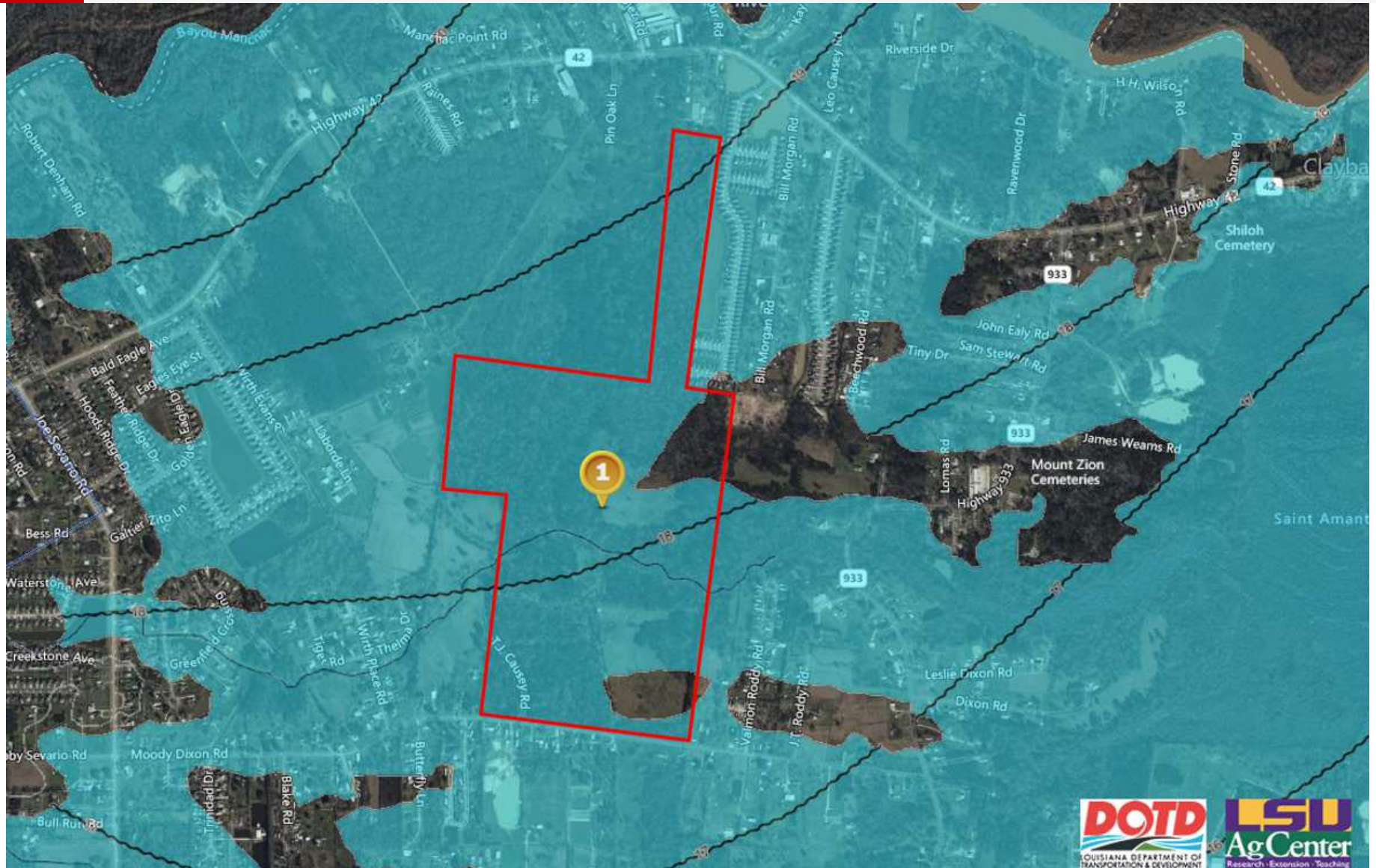
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FLOOD MAP

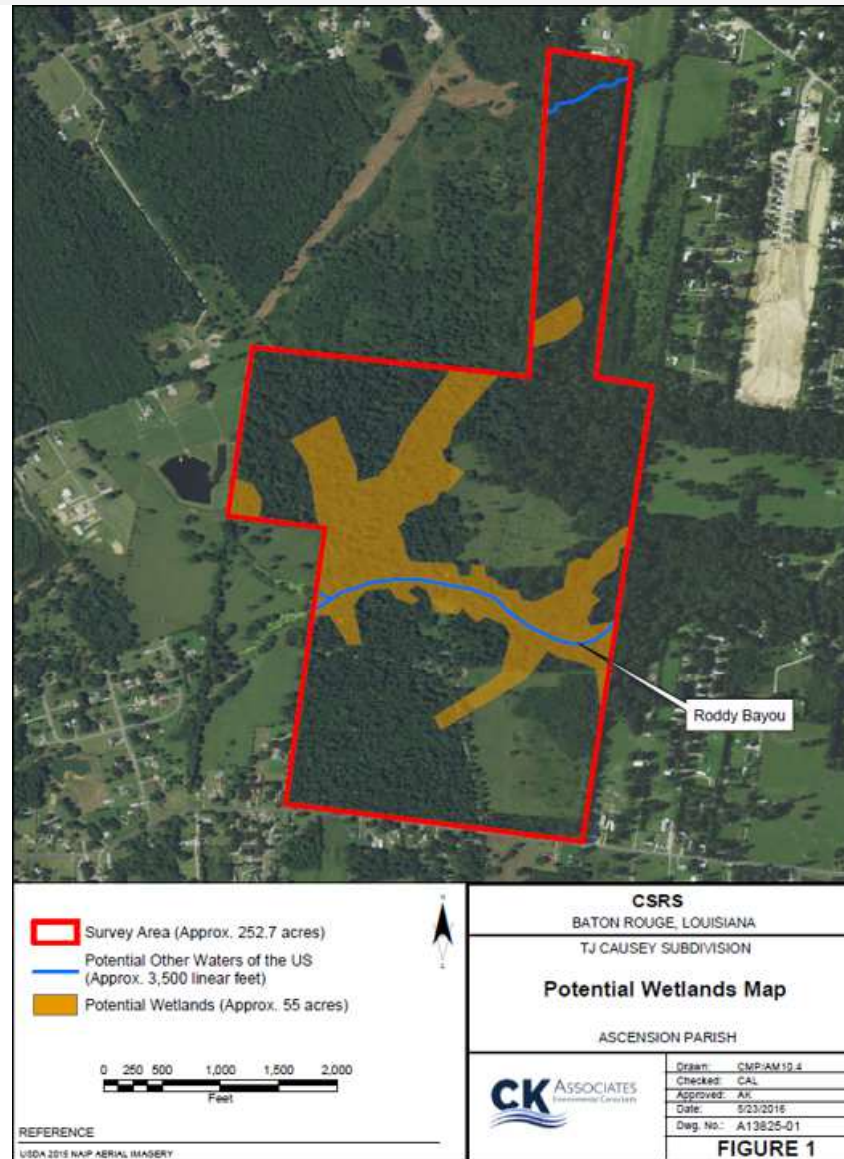


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WETLANDS



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CONCEPT PLAN



Conceptual Land Use Study - Option A
TJ Causey Property
Ascension Parish, LA

January 20, 2016

P:\215137\CAD\Conceptual Layouts\Concept A.dwg Jan 20, 2016 - 1:46pm

CSRS
IMAGINE SHAPE DELIVER
6707 Potholes Road Suite 200 Baton Rouge, LA 70809
Telephone: 225-764-0146 Fax: 225-764-0188
www.csrsinc.com



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