

### SUMMARY

### LOCATION AERIAL

### PHOTOS

### DEMOGRAPHICS

## FOR SALE

### PROPERTY OVERVIEW

Discover 2.624± acres of riverfront property along the Pearl River in Washington Parish, consisting of three separate parcels (Lots 90, 91, and 92). This picturesque tract offers an ideal setting for a primary residence, weekend getaway, or private retreat. Surrounded by natural beauty, the property is well-suited for outdoor enthusiasts, with excellent hunting and fishing opportunities both on the land and along the Pearl River. Whether envisioned as a peaceful homestead or a rustic hunting and fishing camp, this site provides flexibility and serenity in a sought-after natural setting. Located on Sandbar Road, a gravel roadway, the property has electricity available via Washington-St. Tammany Electric. Water is supplied by a private well, and sewer is via private septic.

### PROPERTY DETAILS

- 2.624± acres total
- Three parcels: Lots 90, 91 & 92
- Pearl River frontage
- Ideal for residential, recreational, or retreat use
- Excellent hunting and fishing area
- Electricity available
- Private well & septic
- Located in Flood Zone A

### SALE PRICE

- \$55,000



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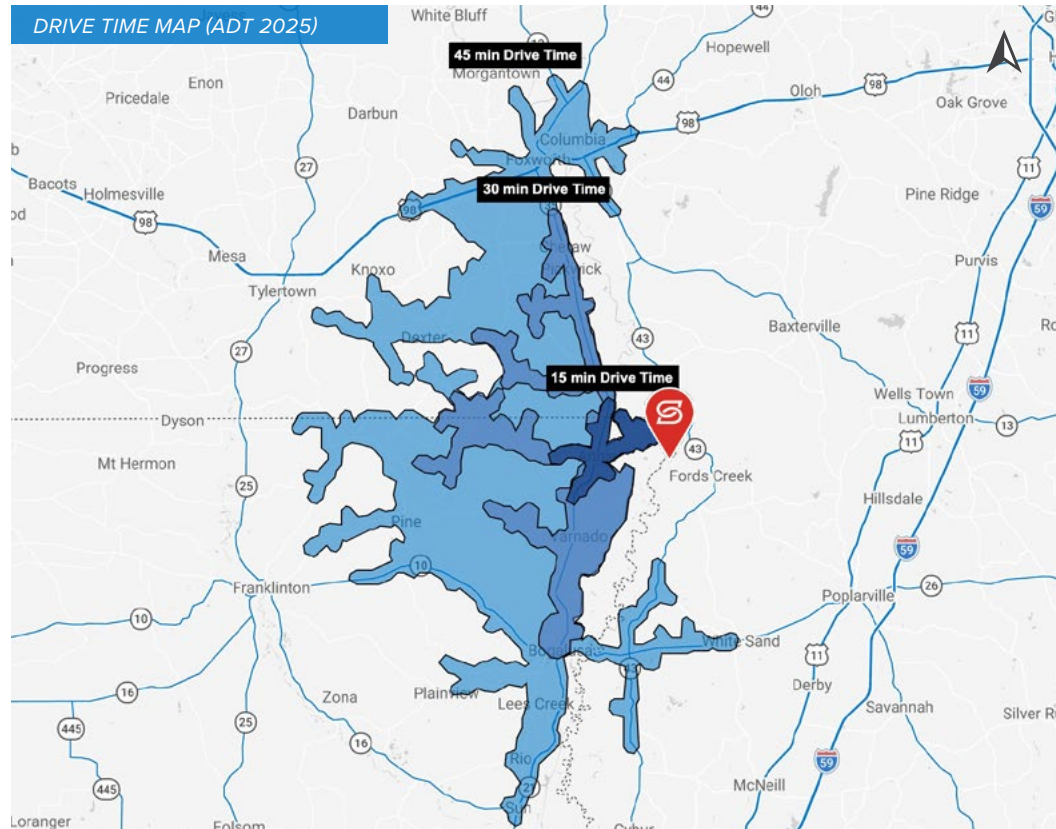
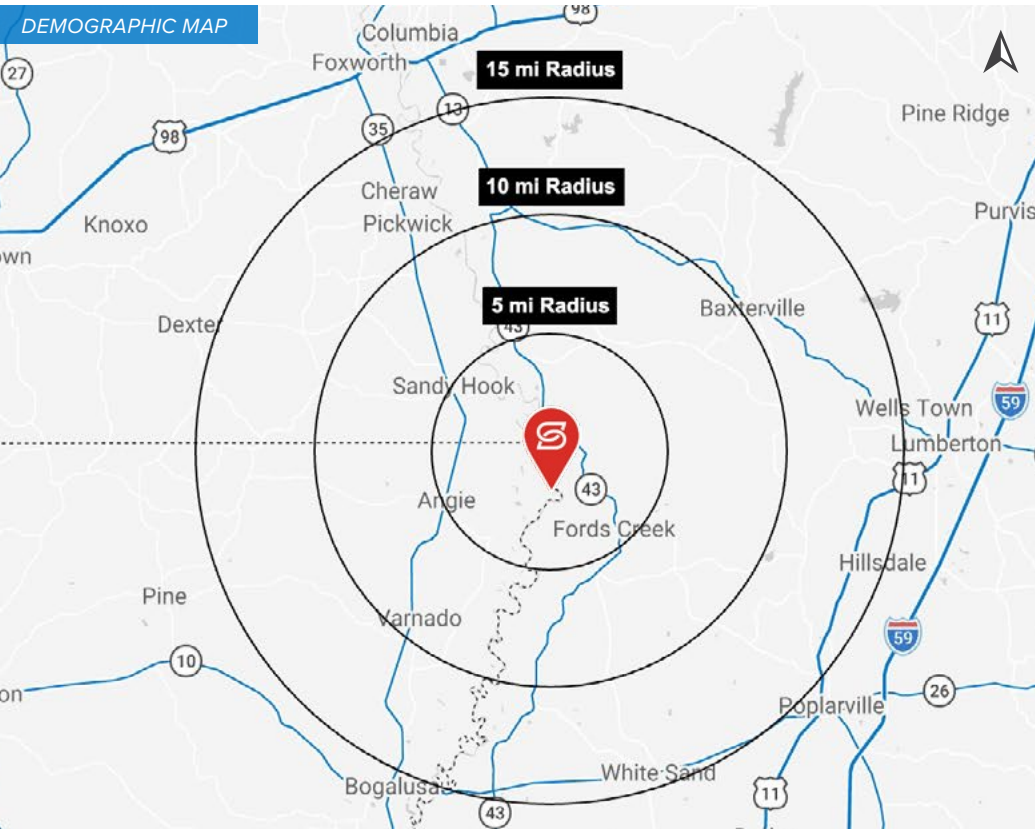


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## 2026 DEMOGRAPHICS

	5 MI	10 MI	15 MI
POPULATION	1,052	7,159	20,340

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AVG. HH INCOME	\$91,387	\$72,303	\$78,572

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HOUSEHOLDS	340	2,412	7,688

Information from: Downtown Development District of New Orleans (2024)