

STANDARD



MLS#	2025020764	Status	Active
Class	Lots/Land	List Price	\$1,100,000
Property Type	Other	Acres	107.68
Address	Lot B-1-B OLD SCENIC HWY	Divisible	
Subdivision	Rural Tract (No Subd)	List Price/Acre	10,215.45
Lot #	B-1-B	Mobile Allowed	No
City	Zachary	Zoning	
Parish	EAST BATON ROUGE	Wetlands	
Zip	70791	Cumulative DOM	1
Area	EBR MLS Area 11		



LEGAL DESCRIPTION

Legal Description TRACT B-1-B, CONT 107.682 ACRES, RESUB. OF TRACTS B-1 & C, J. A. EVANS TRACT, IN SECS. 77 & 78, T5S, T1W RESUB 2010

DIRECTIONS

Directions North on Old Scenic Highway, property will be on the left side before Heck Young Road

GENERAL

School system	Zachary Community		
In City Limits			
Lot Dimensions	per title	Pasture %	
Mineral Rights	NEGOTIABLE	Cleared %	
Mineral Rights Leased		Crop %	
Mineral Rights Owned %		Wooded %	
Address 2		Timber Value %	
Listing Date	11/11/2025	Type Timber	
Original Price	\$1,100,000	State	LA
Map Page		Expiration Date	11/30/2026
Unit #		Listed in other Prop Class	
Assn Fee	NONE	Map Key	
Limited Service	No	Source SqFt	
Income		Occupied By	
Interest Rate		List Type	EXCLUSIVE RIGHT
Comp Only	No	Owner Phone	
Owner E-Mail		Original MLS#	2025020764
Easements		Tax ID	2827441
Min SqFt		Mineral Rights Desc	
For Lease		St. Front (Ft)	
Loan Term		Contingency Terms	
Originating System ID	ROAMP	Concessions	
Tax Square		Lender	
Primary MLS#		Tax Block	
Buyer		Environmental Hazards	
Entry Level		Owner Name	
Canceled Date		Assn Fee \$/Year	
Off Market Date		Concessions Amount	
Cumulative DOMLS		Back on Market Date	
Client Hit Count	2	Assoc Doc Count	3
Geocode Quality	Manually Placed Pin	Agent Hit Count	7
Days On Market	1	Visibility Type	MLS Listing
Sold Price Per SQFT		Picture Count	12
IDX Include	Y	Price Per SQFT	
Broker Attribution Override		Mapping	
Neighborhood		Spec Sale Type Disclosure	Sellers elect to sell property with full waiver of warranty & Redhibition rights at Act of Sale per LAC.C. art. 2520 and LAC.C. art. 2541. Please have buyer check appropriate section on P.A. entitled Waiver of Warranty.
Additional Parcels Description			ROAM Paragon
Input Date	11/11/2025 3:08 PM	Originating System Name	
Update Date	11/12/2025	Contingency	
Hotsheet Date	11/11/2025	Update Date	11/12/2025 12:54 PM
Input Date	11/11/2025 3:08 PM		
Display Address?	Yes		
Allow AVM?	No		
RESO Universal Property Identifier			

Activation Date		Status Date	11/11/2025
Concessions Closing Costs		Price Date	11/11/2025
Concessions Financing Costs		Display on Internet?	Yes
Sold Price Per Square Foot of Land	\$0.00	Allow Comments?	No
Original System ID - Req.for Photo Sharing		Unique Property Identifier	
Delayed Marketing?	No	Comp Sale YN	
Floor Plans Update Date		ROAM ID	
Co-List Office		Concessions Property Improvement Costs	
Buyer's Office 3		Concessions Other Costs	
Co-List Agent		List AOR	GBRAR
Buyer's Agent 3		Video Count	0
Buyer's Team		Floor Plans Count	0
		List Office	The Gautreaux Group - OFC: 225-354-9209
		Listing Office 3	
		List Agent	Suzi E Gautreaux - MOB: 225-603-2154
		Listing Agent 3	
		List Team	

REMARKS

Remarks 107 Private Acres – Old Scenic Highway | Zachary Area Discover the beauty of country living just minutes from town! This rare 107-acre property in the Zachary School District offers endless possibilities — from a peaceful retreat or family estate to a smart investment or business venture. Gorgeous hardwoods, timber, and open clearings Adjoining tracts available — one with a beautiful lake, another with a home already on site Perfect for hunting, fishing, or simply enjoying nature Frontage on Old Scenic Highway — potential for commercial zoning Live, work, and play on your own private piece of Louisiana paradise. You have to see it to appreciate all it offers!

REALTOR REMARKS

Realtor Remarks Measurements not warranted by Real Estate Brokerage or Realtor. Please submit proof of funds or preapproval with all offers.

FEATURES

FINANCING	LOT DESCRIPTION	ROAD FRONTAGE	UTILITIES
Cash Fin	Wooded Lot	US Highway RFront	No Utilities
Conventional Fin	PRESENT ZONING/USE	Asphalt RFront	Unknown
FHA Fin	Other	SHOWING	WATER/SEWER
VA Financing	PRICE INCLUDES	Appointment Required	No Water/Sewer
IMPROVEMENTS	Land Incl	LA Present	SPECIAL SALES TYPE
None	RESERVED	Sign on Property	As Is
LOCATION	Other Resrv	Call ShwTime 800-746-9464	
Rural	RESTRICTIONS		
	Other Restrictions		

SOLD STATUS

Sold Date	Project Close Date
Sold Terms	Pending Date
Sold Price	Buyer's Agent
Sold Price/Acre 0.00	Buyer's Office 1
Concessions Comments	Buyer's Co-Agent
	Buyer's Co-Office

ADDITIONAL PICTURES





DISCLAIMER

--Information deemed reliable but not guaranteed-- The property's listed/sales price is based on the value as whole, which includes many factors and it's not based upon the square footage of the property. Copyright: 2025"