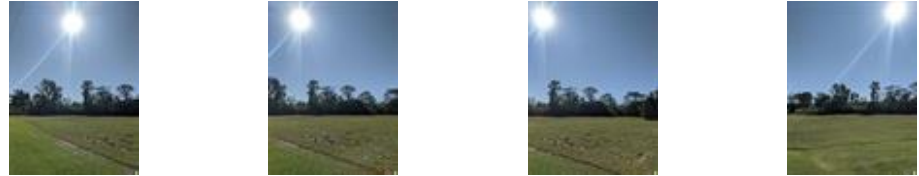




MLS Client View - Lots/Land			
MLS#	2024008597	Status	Active
Class	Lots/Land	Acres	4.54
Property Type	Residential Lots	Mineral Rights	RESERVED
Address	4413 LA HWY 10	Income	
City	Ethel	Divisible	
State	LA	Wetlands	
Zip	70730	Zoning	
List Price	\$495,000	Easements	

Additional Photos



Unbranded Virtual Tour

Linda G Karam



la.realestate@live.com

DIRCT: 225-888-4777

Karam and Company LLC

OFC: 225-888-4777

General Property Information:

Area	EFL MLS Area 93	Map Page		Assn Fee \$/Year	
Parish	EAST FELICIANA	Map Key		Environmental Hazards	
In City Limits		Lot #	11,12	Legal Description	0.67 AC SEC 60 T2S R1W LOT 11- B 3.87 AC SEC 60 T2S R1W LOT 12
Subdivision	Rural Tract (No Subd)	Mineral Rights Desc		Assn Fee	NONE
School system	East Feliciana Parish	Mineral Rights Owned %		Lot Dimensions	541 x 385.2 x 447.2 x 238.6
Occupied By		Mineral Rights Leased		Min SqFt	
Bonus		Cleared %		St. Front (Ft)	541
Type Timber		Crop %			
Mobile Allowed	No	Wooded %			
		Timber Value %			
		Pasture %			

Public Remarks & Directions

4.54 Acres in The Rolling Hills of The Felicianas ! Possibilities are Endless, Partnering with Manuel Builders, property faces LA HWY 10 in Ethel/Jackson, LA. "Hard Corner Acreage", LA 10 @ Line Road. Build in East Feliciana Parish, Mixed Use Development, Multi Family (Apartments, Flats, Row Houses, Town Houses), Residential, Commercial, Light Industrial, Warehousing, Industrial Park, Supermarket, Churches, Recreational Facility, Public & Private Institutions, Hospitals, Schools, Medical and Dental, Senior Living, Rehabilitation Center, Restaurants, Hotels, Retail Sales, RV Park, Farmers Market, GreenHouses-Nurseries, Hydroponic Gardening , Desirable Location with easy Access, open space with shaded areas providing for a variety of settings.Explore Development Opportunities ! Subdivide application

Follow I-110 N and US-61N to LA-68E in East Feliciana Parish 20 minutes (19.9 miles). Follow LA-68 E to LA-10 E in Ethel 15 minutes (12.1 miles) 4413 LA-10

Property Features

FINANCING	Cash Fin, Conventional Fin	POTENTIAL USE	Agriculture, Arts District, Commercial, Industrial, Res Multi Family, Recreational, Res Single Family, Other
IMPROVEMENTS	Drive	RESERVED	Other Resrv
LOCATION	Urban	RESTRICTIONS	No Mobile Restrict
LOT DESCRIPTION	Corner Lot	ROAD FRONTAGE	Paved RFront, State Road RFront
PRESENT ZONING/USE	Lot, Mixed Use, Recreational, Res Single Family, Res Multi Family, Rural/Ag	SHOWING	Accompany, Appointment Required, LA Present, Call ShwTime 800 -746-9464
PRICE INCLUDES	Land Incl	UTILITIES	Cable Available, Electric Available, Fiber Optics Available
		WATER/SEWER	Mechanical Sewer, Public Water
		WATERFRONT	No Waterfront
		SPECIAL SALES TYPE	As Is



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Karam and Company LLC

3759 College Street

Jackson LA 70748

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"--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: 2024"