

SUMMARY

AERIAL

DEMOGRAPHICS

PHOTOS

## FOR SALE

### PROPERTY DESCRIPTION

Beautiful +/-141 Acre site off Hwy 40 along Narretto Rd. just north of Hammond, LA has easy access from both I-12 and I-55 as well as quick access to downtown Hammond. The property includes roughly 100 acres of mature timber, a large pond, multiple structures to support farming and agriculture use, existing power and water. This property is prime for continued agriculture/ranch use or residential development. The property continues to be well maintained.

### SITE DESCRIPTION

The site is 141.56 acres of land in Loranger, Louisiana and is irregular-shaped with 1,320 feet of frontage on Narretto Road. The subject is a tree farm and approximately 75% of the land is either planted or natural growth pine, with the remainder in pastureland and a pond. The site is improved with several buildings used in the operation of the tree farm including an 1,800 square foot animal pen, a 648 square foot metal storage building, a 600 square foot 3-stall barn, a riding pen, two lean-tos, a gated entrance, and wooden fencing. The site also includes a 3-acre pond and levee that drains into a small creek near the southern property boundary.

### PRICE

- \$1,486,380  
(\$10,500 Per Acre)

### ZONING

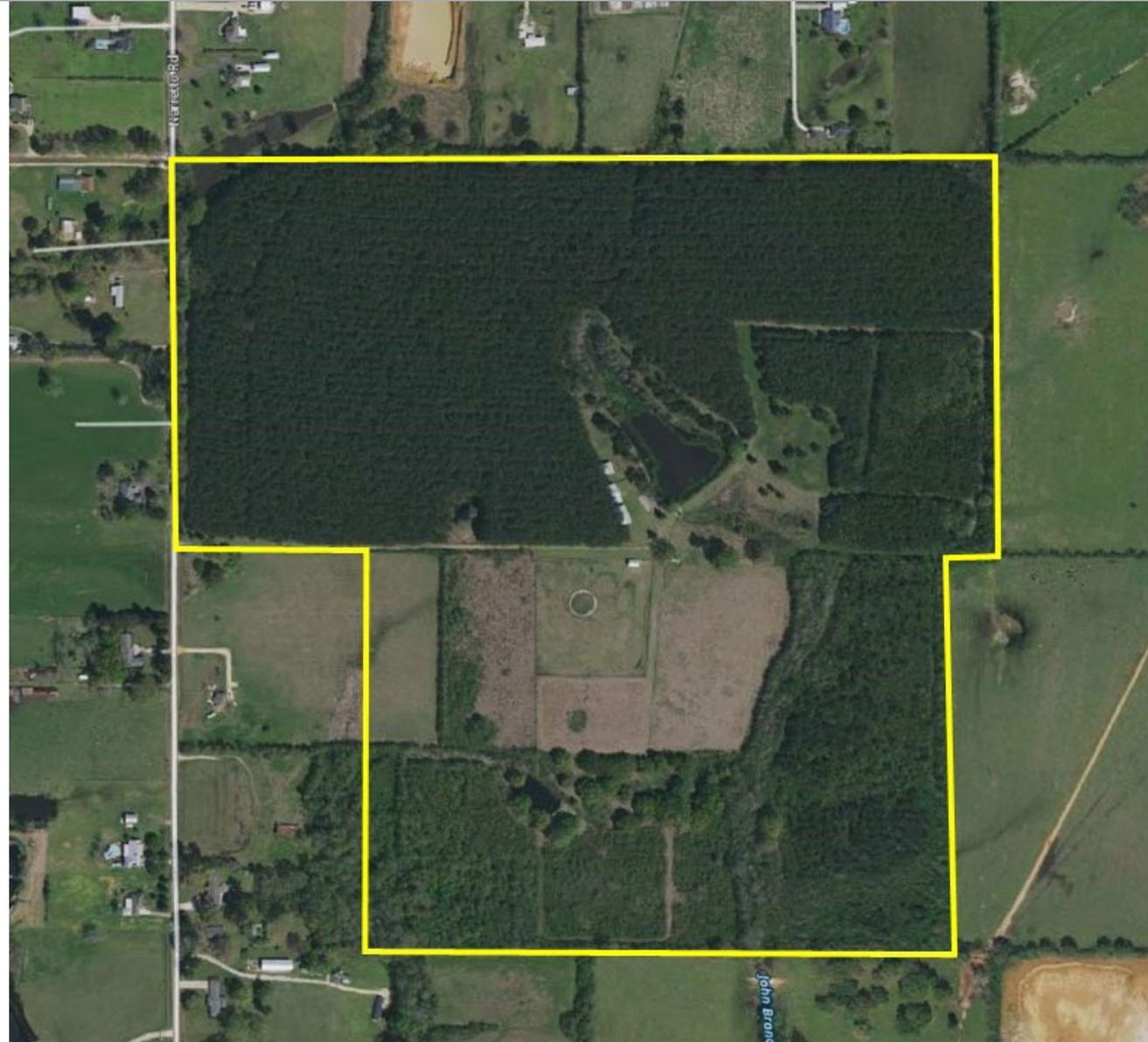
- None

### SIZE

- +/-141.56 Acres  
(will subdivide)

### FLOOD ZONE

- X

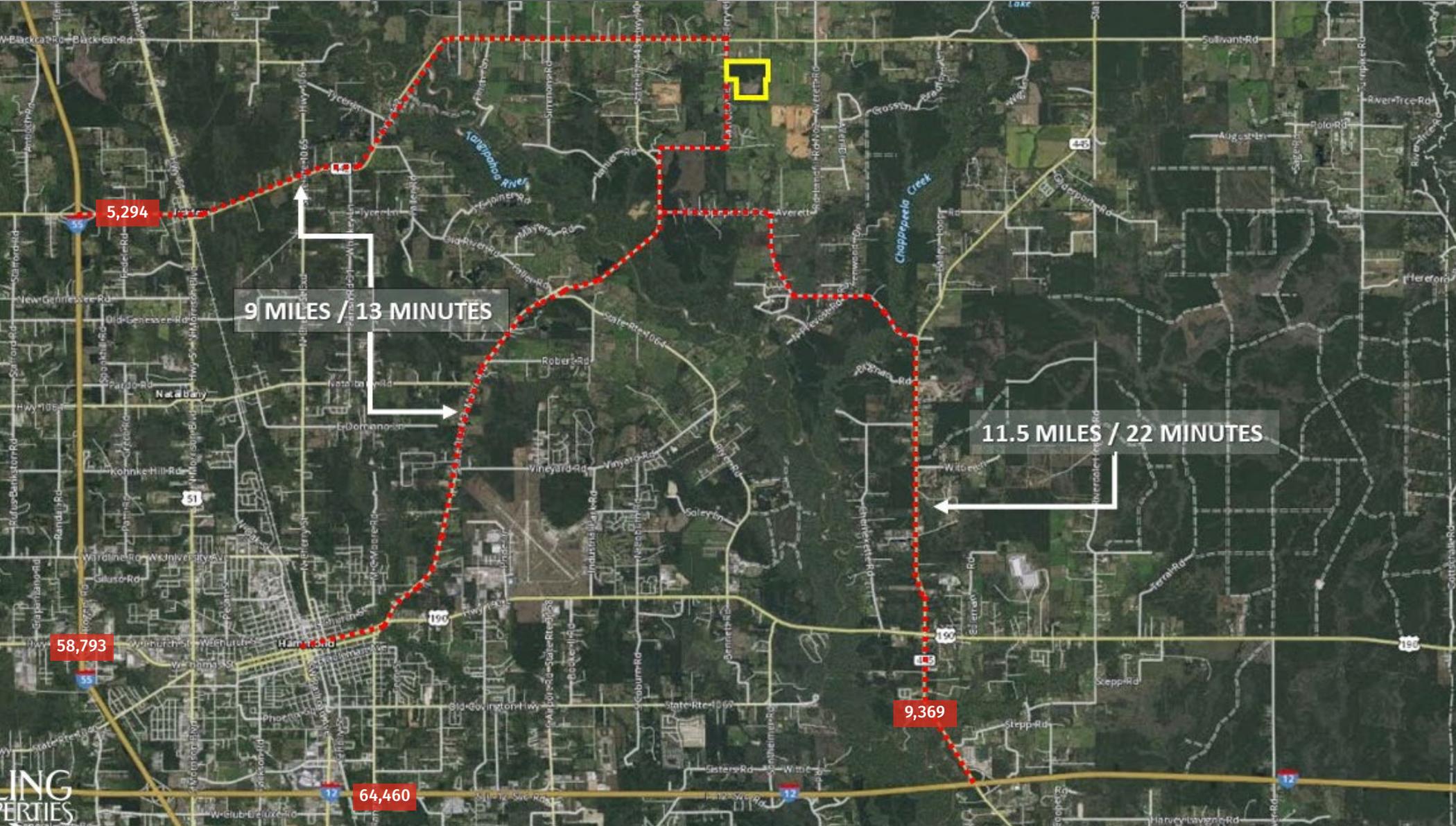


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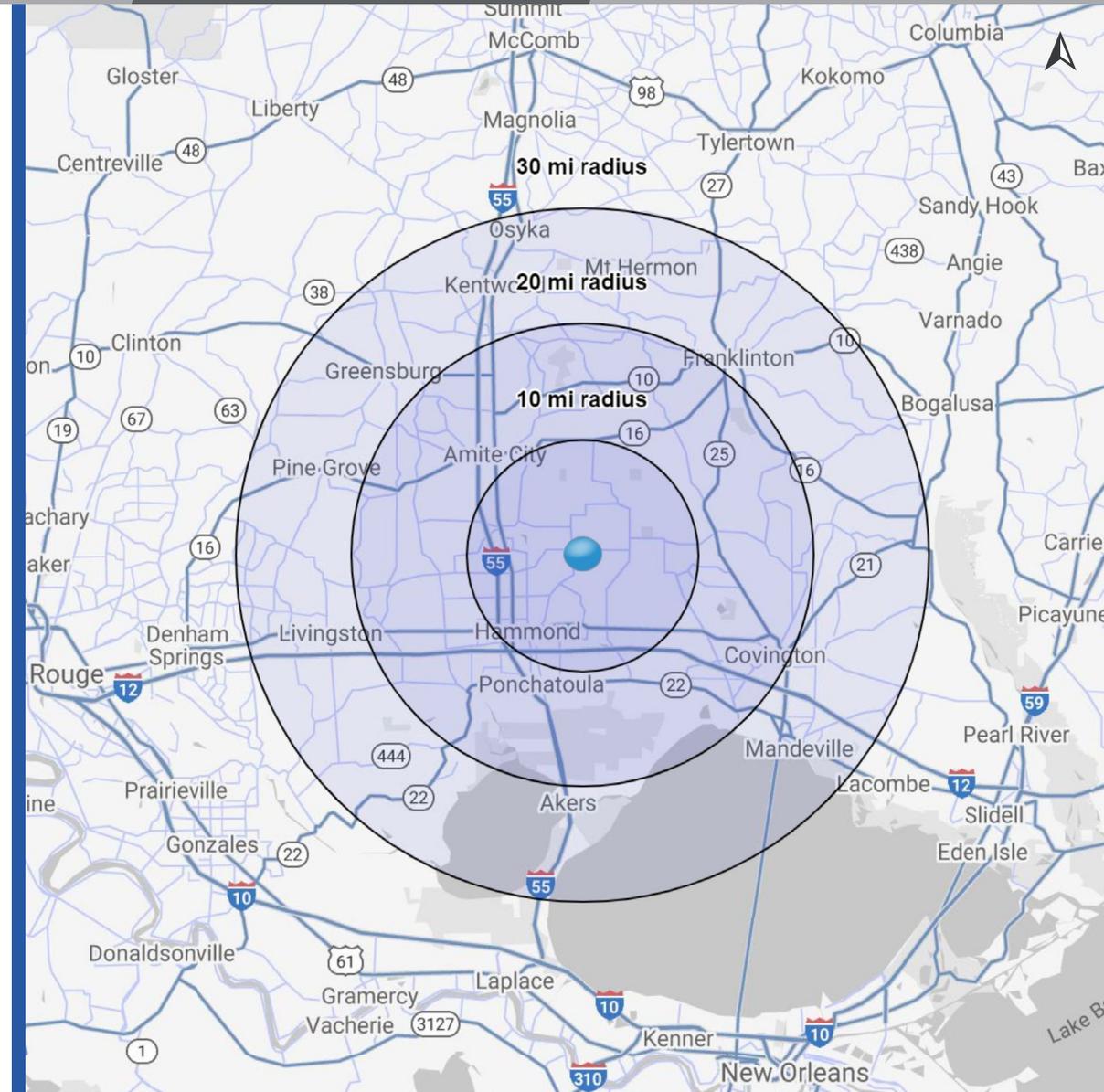
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## 2020 DEMOGRAPHICS

	10 MILE	20 MILE	30 MILE
POPULATION	69,206	215,158	363,807
AVG. HH INCOME	\$57,067	\$71,238	\$77,167



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