



# 314 ACRES BETWEEN ST. FRANCISVILLE & TUNICA HILLS

GREENWOOD RD SAINT FRANCISVILLE, LA 70775



OFFERED: FOR SALE

SALE PRICE: \$1,300,000

- \$145,000 Timber value (according to timber cruise in December 2018)
- 314.35 Acres - \$4,135 / Acre
- Northwest of St. Francisville and South of Tunica Hills
- Mineral rights included in sale

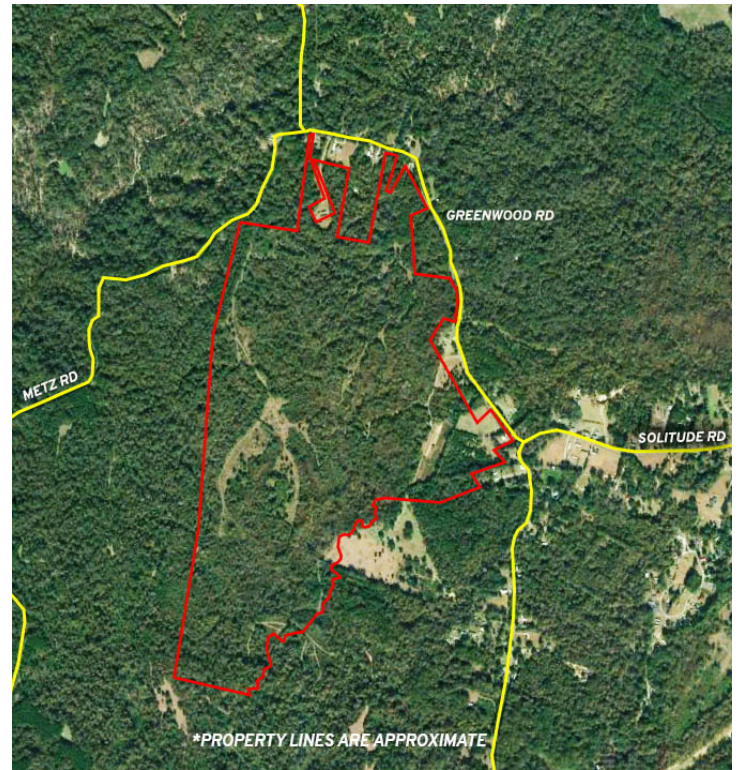
**CONTACT:**

MATHEW LABORDE 800.895.9329  
KEAGAN FINLEY 225.405.7733

800.895.9329 | elifinrealty.com | May 2021  
640 Main St, Suite A, Baton Rouge, LA 70801  
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# OFFERING SUMMARY



## PROPERTY SUMMARY

- This large tract of beautiful Louisiana countryside is now available for sale at \$5,089/acre. The property is located northwest of St Francisville, south of Tunica Hills, and between Highway 61 and the Mississippi River.
- The property would be excellent hunting land as it is mostly wooded, but could also be used for cattle or horses as there are a few pastures scattered around the tract. A timber cruise has also been commissioned and as of December 2018, the estimated timber value of the property is \$145,000. Timber and mineral rights are conveyed upon sale.
- The full 314.35 acres sits between Metz Road to the west and Greenwood Rd to the east and has frontage along Greenwood Road in multiple locations.

## LOCATION SUMMARY

- This area northwest of St. Francisville is a wooded and hilly stretch of rural land that winds along the Mississippi River north to the Louisiana/Mississippi border.
- Highway 61 to the east of the property provides a 40-minute drive south to Baton Rouge, LA and a 1-hour drive north to Natchez, MS.

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# ADDITIONAL PHOTOS



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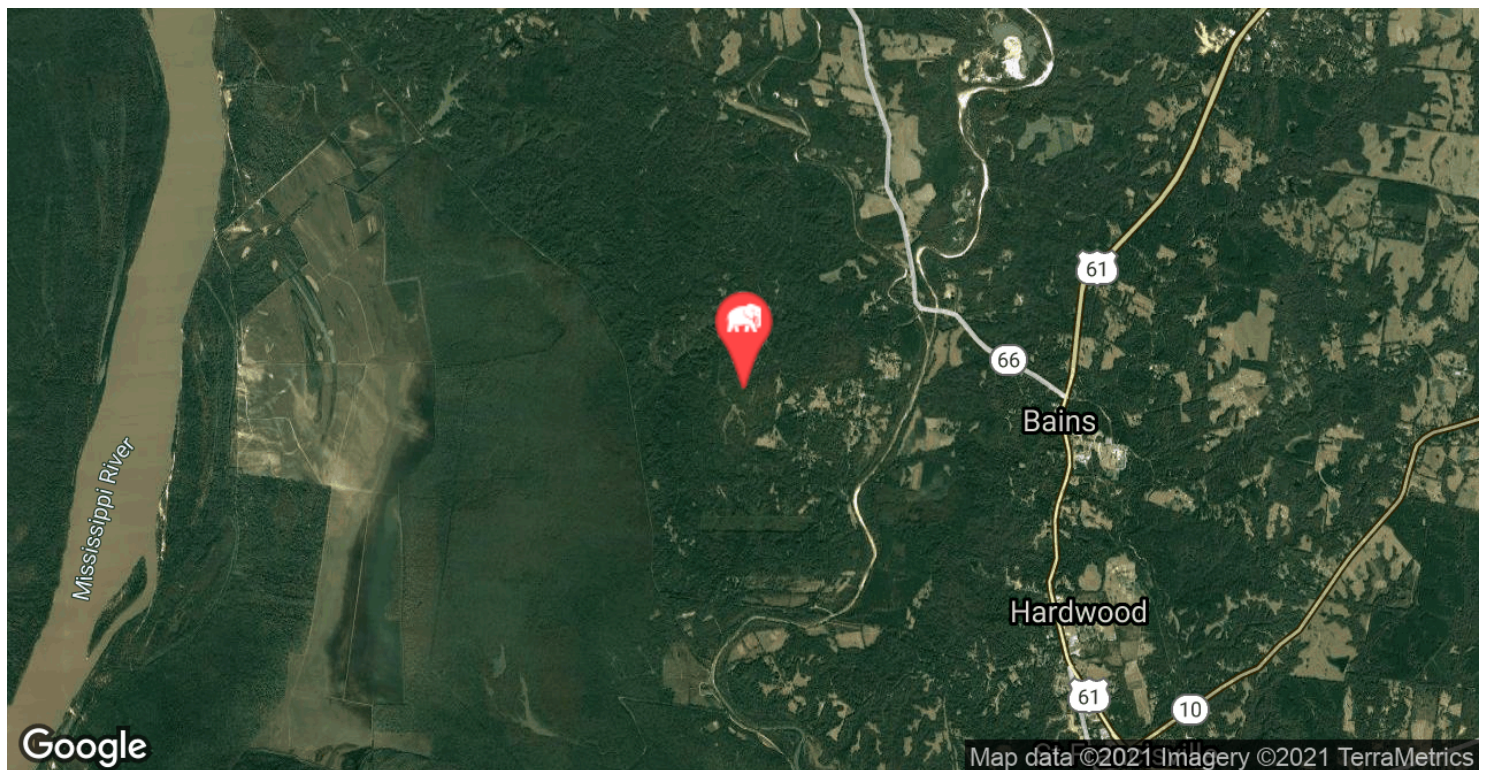
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# LOCATION MAPS



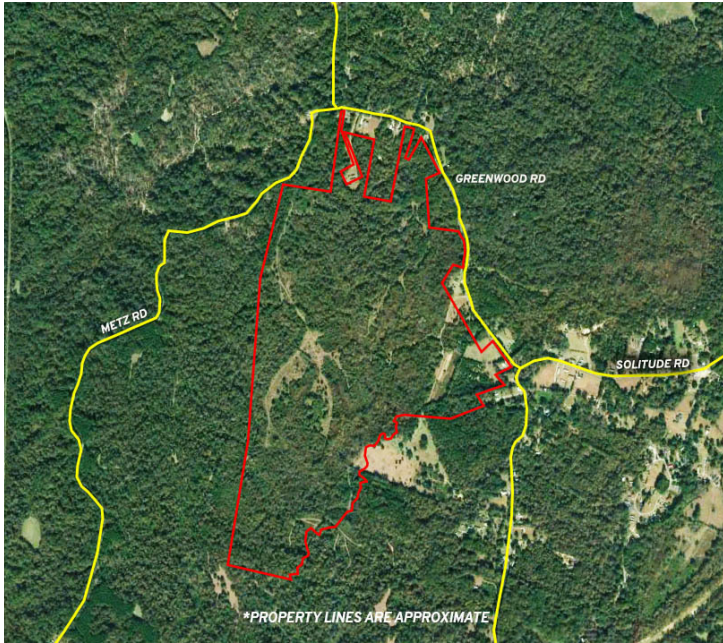
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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	314.35 Acres, Greenwood Rd
City, State, Zip	Saint Francisville, LA 70775
County	West Feliciana
Cross-Streets	Greenwood Rd / Metz Rd
Location Description	Located northwest of St Francisville and south of Tunica Hills between Hwy 61 and the Mississippi River.
Township	2S
Range	3W
Section	57, 63,64
Road Type	Paved
Nearest Highway	LA Hwy 66
Nearest Airport	Killarny Farm Airport

## PROPERTY INFORMATION

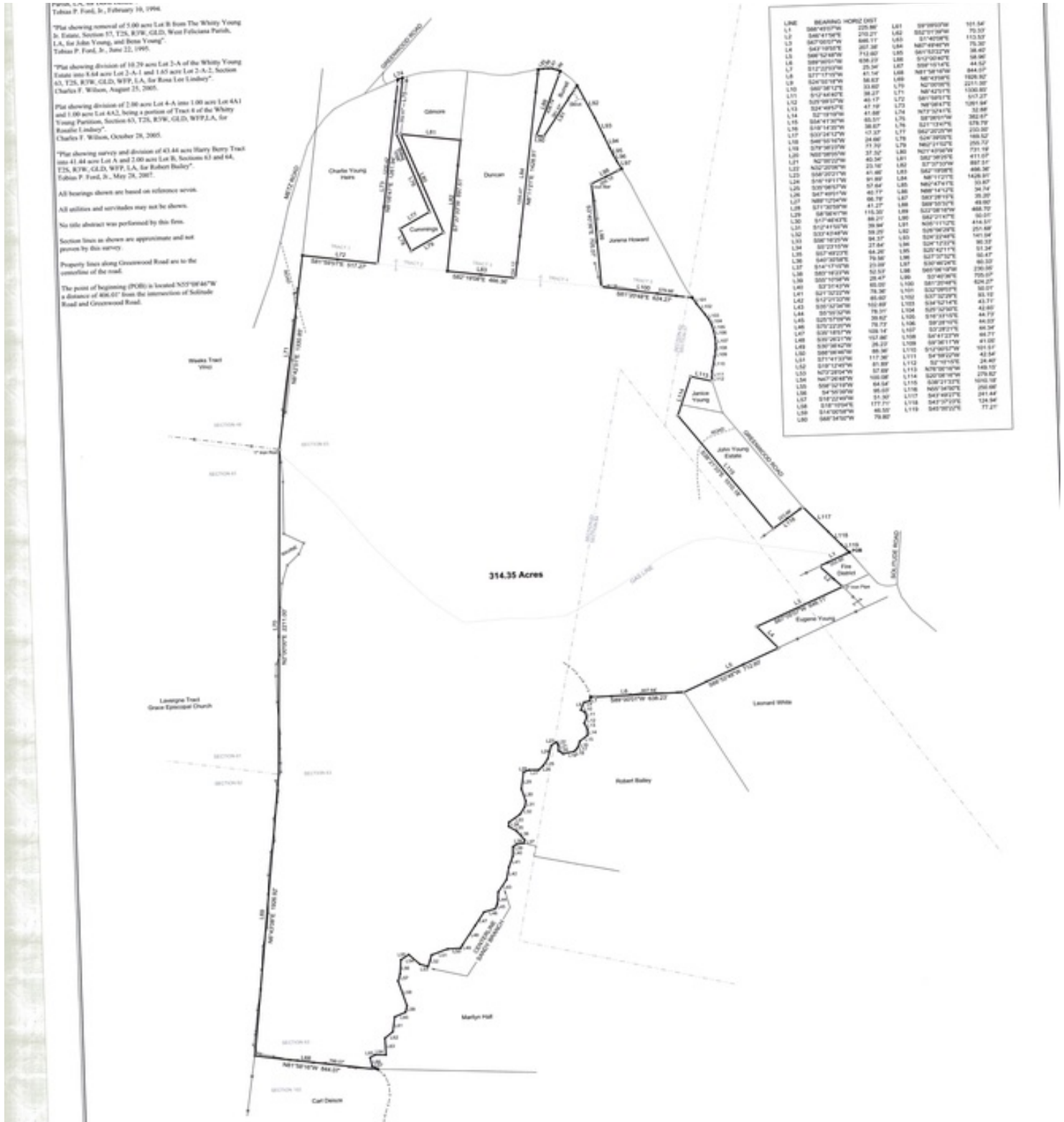
Property Type	Land
Property Subtype	Other
Zoning	None (Outside City Limits)
Flood Zone	C
Flood Zone Description	An area of minimal flood hazard, which is outside the Special Flood Hazard Area and higher than elevation of the 0.2-percent-annual-change flood.
Lot Size	314.35 Acres
APN #	100000245
Mineral Rights	Conveyed
Timber Rights	Conveyed
Timber Value	\$145,000
Timber Value Date	December 2018

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# SURVEY



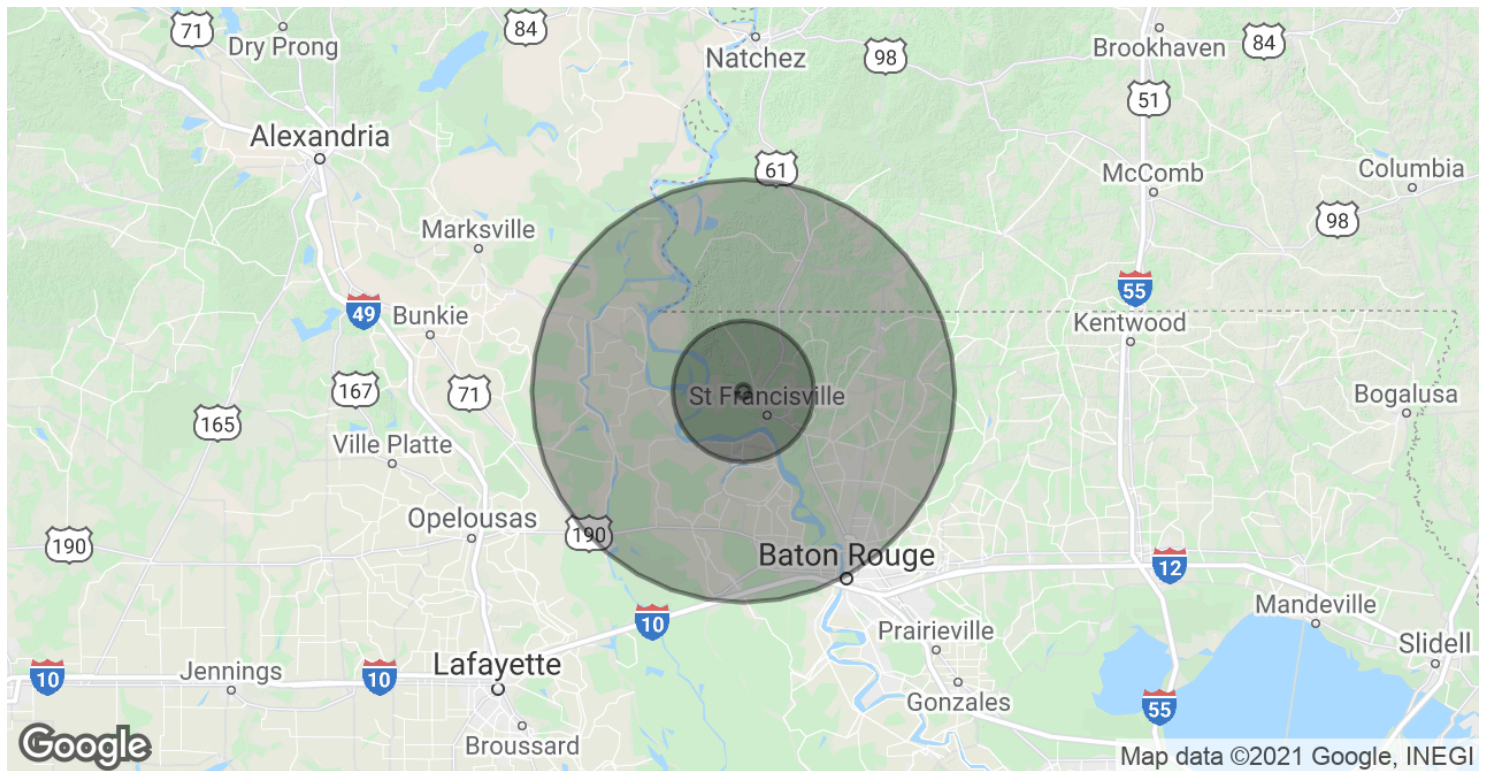
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	40	11,686	165,905
Average age	43.8	40.2	36.3
Average age (Male)	43.6	40.5	35.1
Average age (Female)	44.1	39.9	37.6

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	16	4,489	57,537
# of persons per HH	2.5	2.6	2.9
Average HH income	\$43,875	\$57,448	\$54,425
Average house value		\$162,348	\$144,537

\* Demographic data derived from 2010 US Census

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