



# AVAILABLE FOR SALE

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Cade Bogan

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8784 ISLAND RD  
VENTRESS, LA 70783



5500 Bankers Avenue, Baton Rouge, LA 70808

tel: 225.237.3343

# +/- 470 Acres for Sale in Pointe Coupee Parish (False River)

8784 Island Road, Ventress, LA 70783

## PROPERTY SUMMARY



## Property Description

Located on the island side of False River along Island Road (Highway 413) in Pointe Coupee Parish, LA, this +/- 470 acre property presents an opportunity for both agriculture and recreational uses. It is strategically situated approximately 30 miles from Downtown Baton Rouge and 60 miles from Downtown Lafayette. The landscape has improved pasture lands and bottomland hardwoods. The property offers diverse hunting experiences for deer, dove, and wood ducks. With its strategic location, varied landscape, and versatile potential, this multi-use tract stands as a promising investment with value-add potential.

## Property Highlights

- +/- 470 Acres for sale on Island Road (LA-413)
- Wetland Reserve Easement (WRE): +/-95 acres within parcels 00418603 and 00418602
- Zoned: R-SF: Rural Residential Single-Family (96 acres) &
- Zoned: R-AG: Rural Agriculture (374 acres)
- The land is easily accessible via a gravel road that goes through the property.
- Price: \$2,900,000.00 (\$6,170.21/Acre)
- Existing Right of Way Easement: Through parcels 00418600, 00418601, and 00418603 along the existing road. Easement to a neighboring landowner, USDA (WRE Easement), and Energy Production Corporation (well sites are no longer active)
- Single-family home, shed, and pecan orchard on +/- 15 acres fronting Island Rd not included in the sale.

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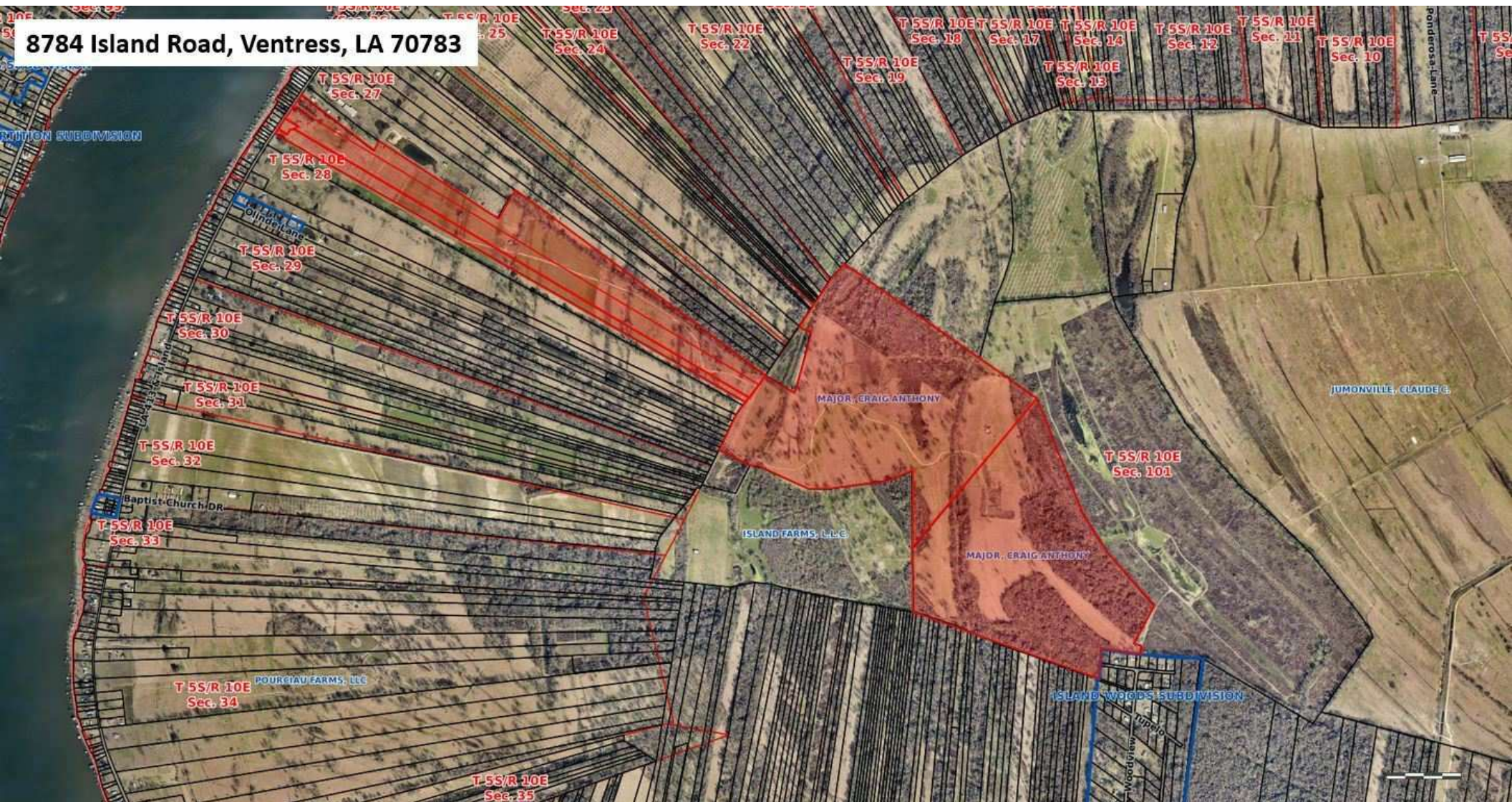


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AERIAL EXHIBIT

8784 Island Road, Ventress, LA 70783



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AERIAL PHOTO



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AERIAL PHOTO 2



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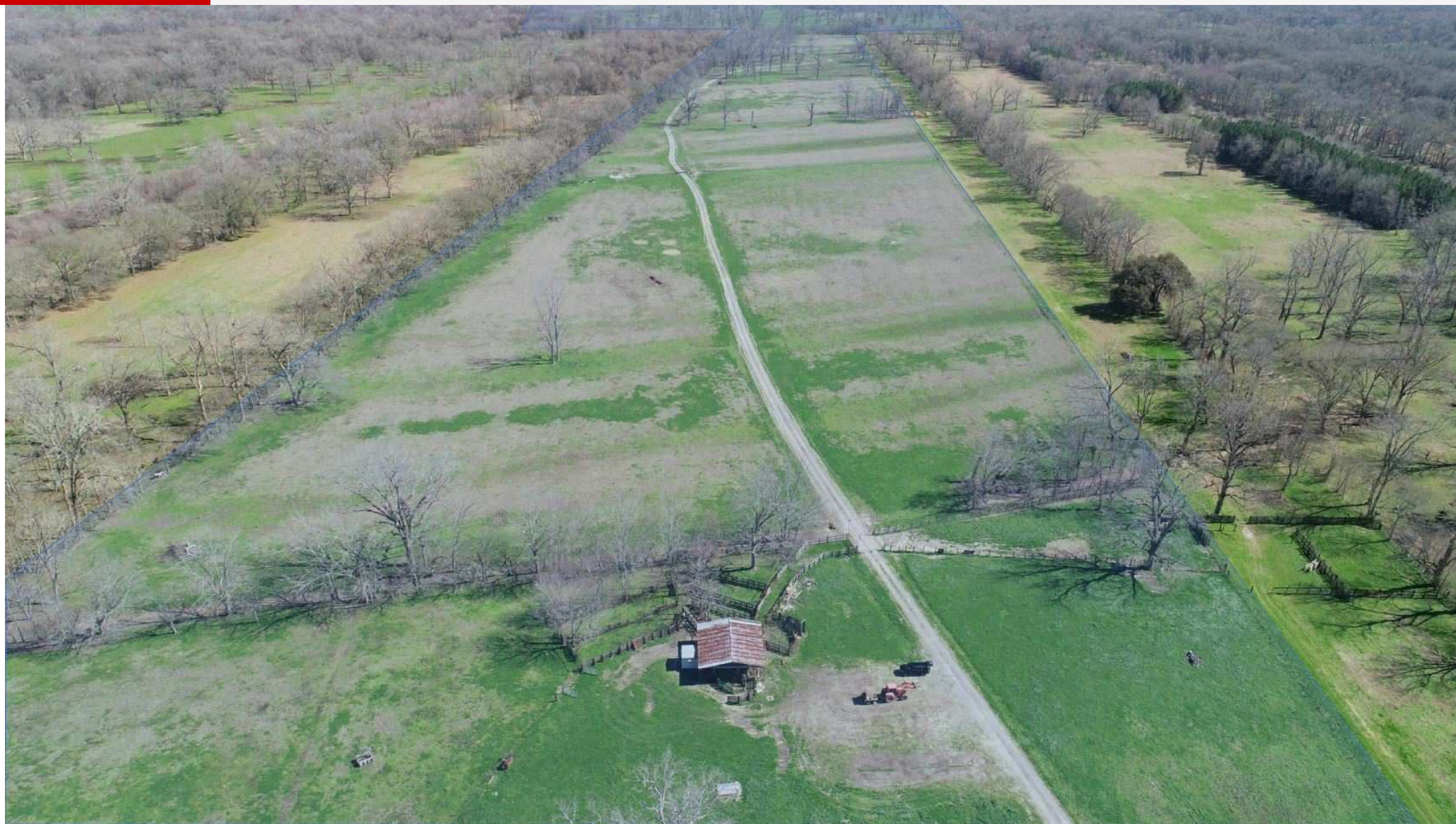
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AERIAL PHOTO 3



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AERIAL PHOTO 4



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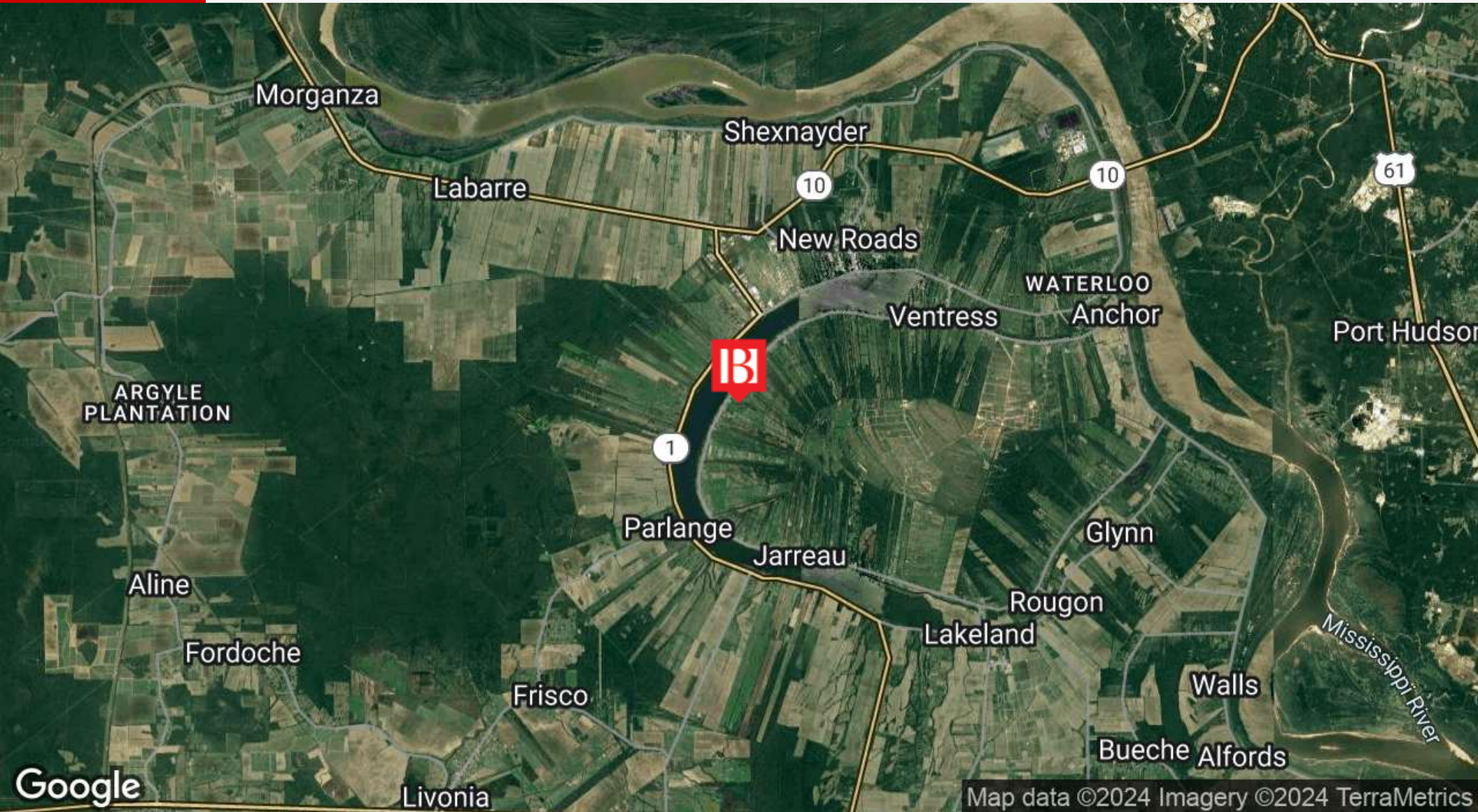




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LOCATION MAP



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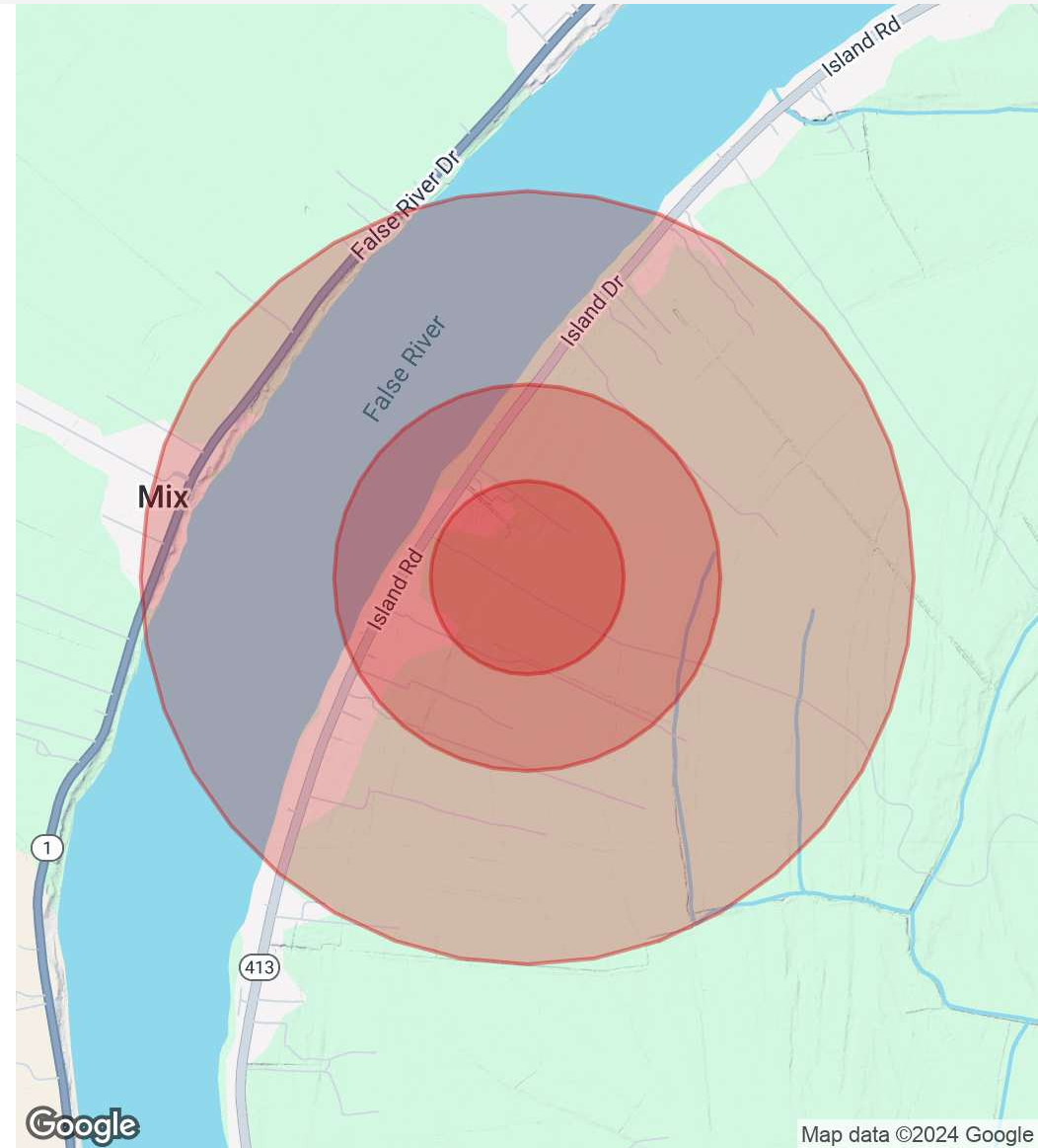
## DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,215	11,828	56,825
Average Age	36.8	43.2	39.8
Average Age (Male)	39.7	39.7	38.2
Average Age (Female)	36.6	43.8	39.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,510	7,875	31,286
# Of Persons Per HH	1.5	1.5	1.8
Average HH Income	\$64,530	\$65,020	\$63,041
Average House Value	\$367,985	\$309,777	\$277,341

2020 American Community Survey (ACS)



Map data ©2024 Google

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