

# FOR SALE

650 ACRES OF A MULTI-PARCEL LAND SITE IN BERWICK, LA



LOCATED BETWEEN MORGAN CITY AND BAYOU VISTA, LA

**BULK PRICE: \$4,900,000**

<b><u>LOCATION:</u></b>	<b><u>ACRES</u></b>	<b><u>ZONING</u></b>	<b><u>PRICE GUIDANCE</u></b>
Highway 90 South to Railroad Tracks	51	B2 & M1	\$25,000 to \$45,000 per AC
Highway 90 North (1,000' depth)	130	B2 & M1	\$65,000 to \$90,000 per AC
Thorguson Road West	21.3	R1	\$25,000 to \$30,000 per AC
Thorguson, Hwy. 90 & Hwy. 182	111.8	B-2	\$20,000 to \$30,000 per AC
Highway 182 North	118.4	R1	\$15,000 to \$20,000 per AC
Highway 182 North & Renwick	11.9	R1	\$33,000 per AC
Highway 182 South	7.3	M1	\$60,000 per AC
Highway 182 South	8.9	M1	\$60,000 per AC
Highway 182 North	21.8	R1	\$30,000 to \$40,000 per AC

<u>LOCATION:</u>	<u>ACRES</u>	<u>ZONING</u>	<u>PRICE GUIDANCE</u>
Fairview South & Pattie Drive	18	R1	\$20,000 to \$30,000 per AC
Fairview South	48.3	R1	\$20,000 per AC
Fairview North	101.6	R1	\$25,000 per AC
	<u>650.30</u>	<u>ACRES</u>	

The above prices are to provide price guidance but a final list price will be quoted once a particular site is defined.

**COMMENTS:**

This land can be purchased in whole or in parts. Seller to retain all mineral rights and any oil and gas leases on the property.

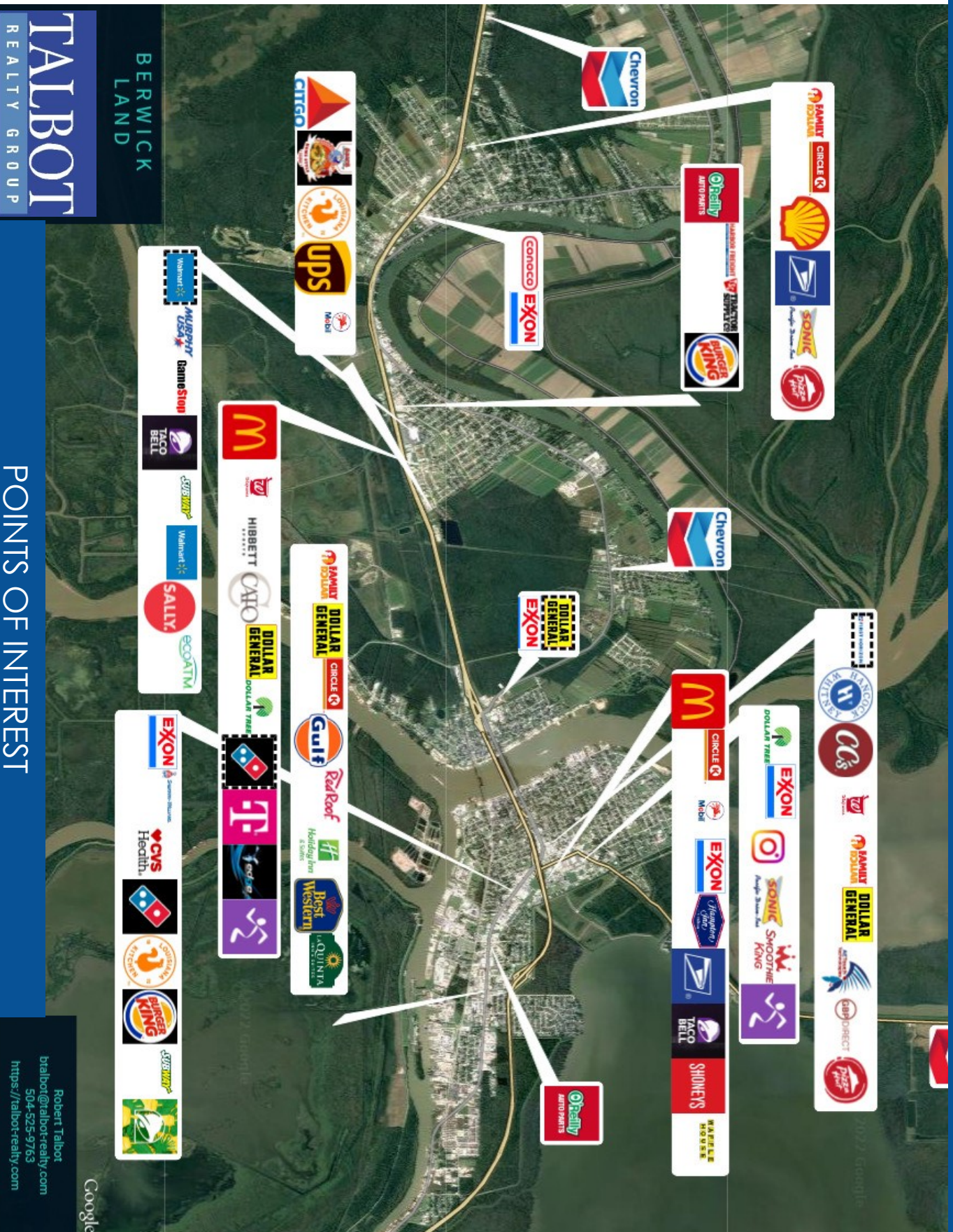
**FOR FURTHER INFORMATION, CONTACT:**

**BOBBY TALBOT, CCIM**

TALBOT REALTY GROUP  
747 MAGAZINE STREET, STE 7  
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. MARCH 2023

# Berwick, Louisiana



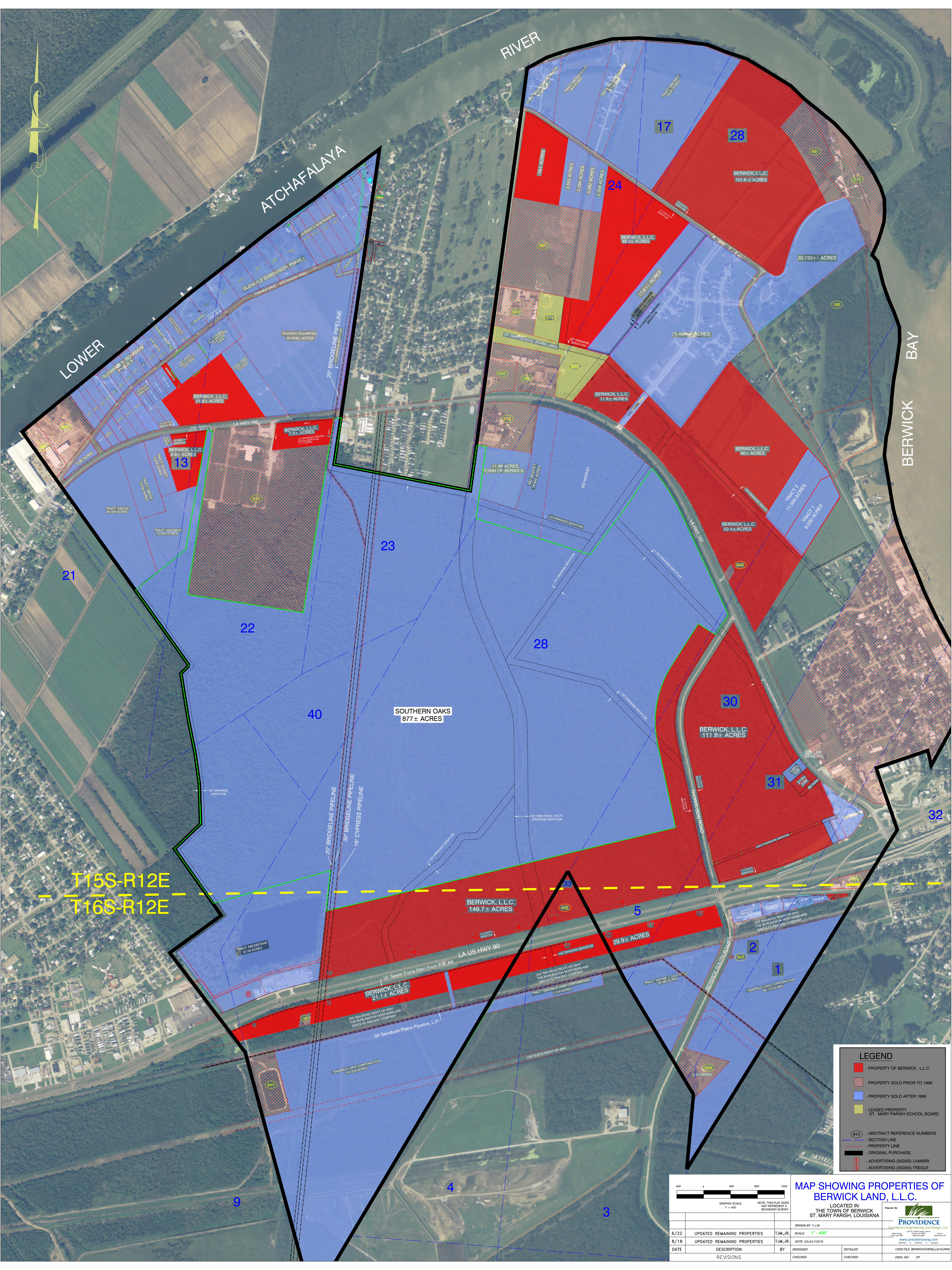
**TALBOT**  
REALTY GROUP

BERWICK  
LAND

POINTS OF INTEREST

Robert Talbot  
 btalbot@talbot-realty.com  
 504-525-9763  
<https://talbot-realty.com>

Google



LOWER

ATCHAFALAYA

RIVER

BERWICK BAY

T15S-R12E  
T16S-R12E

**LEGEND**

- - PROPERTY OF BERWICK, L.L.C.
- - PROPERTY SOLD PRIOR TO 1996
- - PROPERTY SOLD AFTER 1996
- - LEASED PROPERTY  
ST. MARY PARISH SCHOOL BOARD
- 910 - ABSTRACT REFERENCE NUMBERS
- SECTION LINE
- PROPERTY LINE
- ORIGINAL PURCHASE
- Ⓢ - ADVERTISING (SIGNS) LAMARR
- Ⓣ - ADVERTISING (SIGNS) TREGLE

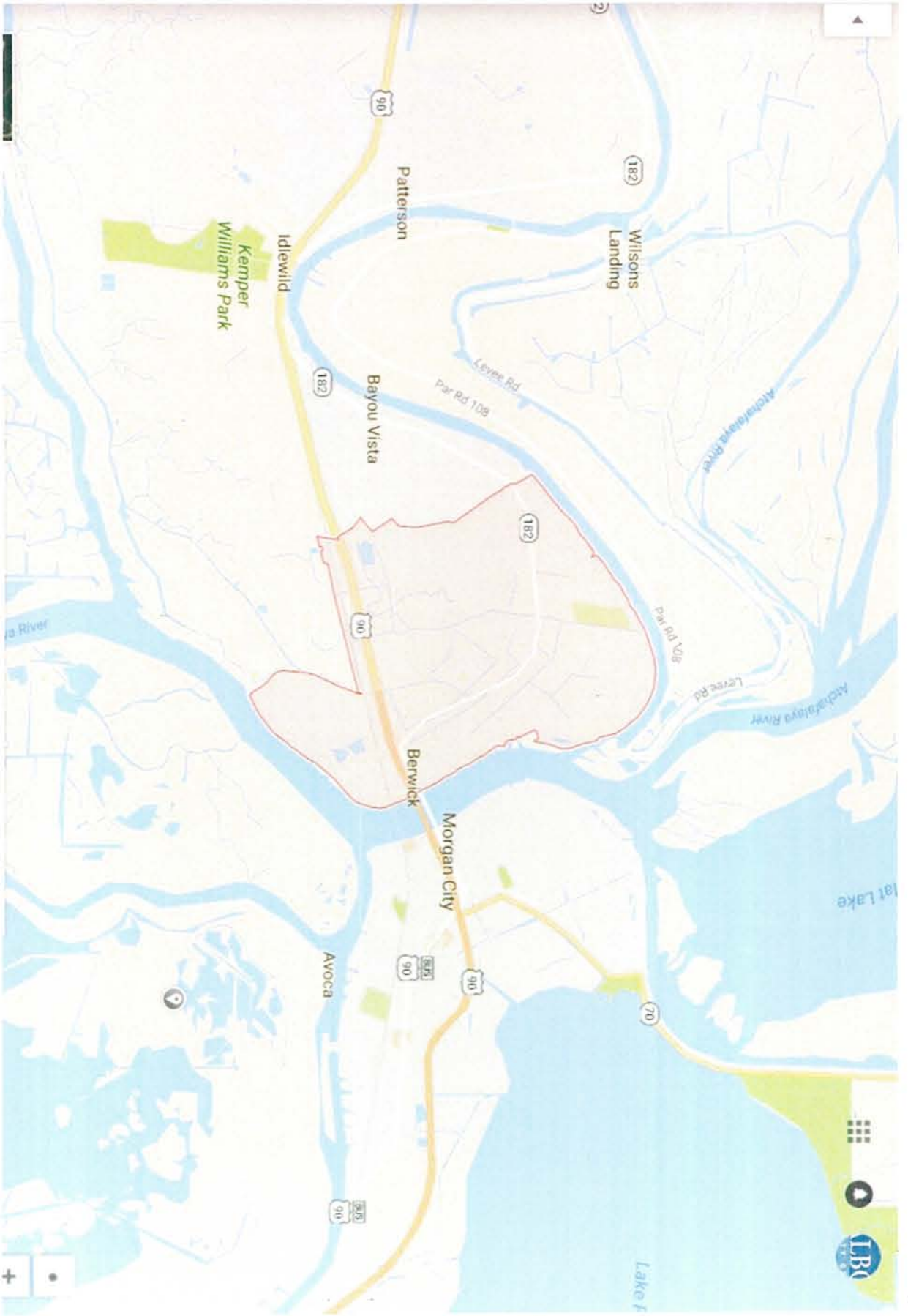
**MAP SHOWING PROPERTIES OF BERWICK LAND, L.L.C.**  
 LOCATED IN THE TOWN OF BERWICK ST. MARY PARISH, LOUISIANA

Prepared by: **PROVIDENCE**  
 Evidence Engineering and Design, LLC  
 4075 JENNINGS BLVD  
 SUITE 100  
 BERWICK, LA 70011  
 WWW.PROVIDENCEENR.COM

Drawn by: T.J.M.  
 Scale: 1" = 400'

DATE	DESCRIPTION	BY	DESIGNED	DATE	DATE	DATE	DATE
6/22	UPDATED REMAINING PROPERTIES	TJM, JR.		8/18	8/18	8/18	8/18
8/18	UPDATED REMAINING PROPERTIES	TJM, JR.					
	REVISIONS						

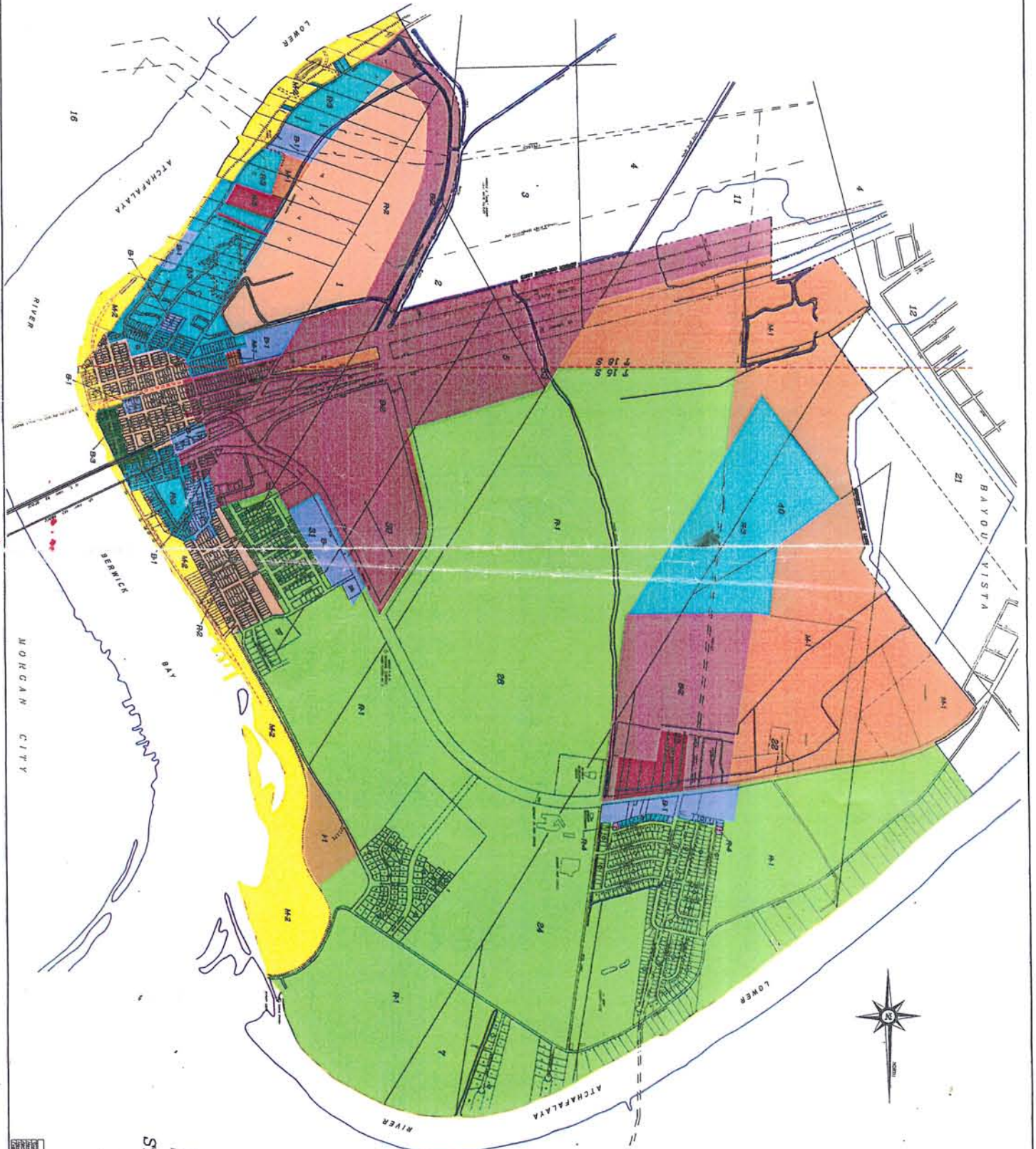
CADD FILE: BERWICKOVERALL.DWG  
 DWG. NO. OF





ZONING LEGEND

- R1 SINGLE FAMILY RESIDENTIAL
- R2
- R3 MULTIFAMILY RESIDENTIAL
- R4 COMMERCIAL + TOURISM ZONE
- R5 OFFICE/RETAIL
- R6 OFFICE/RETAIL
- B1 LOCAL BUSINESS
- B2 GENERAL BUSINESS
- B3 CENTRAL BUSINESS
- M1 LIGHT MANUFACTURE
- M2 HEAVY MANUFACTURE
- M3 INDUSTRIAL



THE TOWN  
OF  
**BERWICK**  
ST. MARY PARISH  
LOUISIANA



APPROVED FOR THE TOWN OF BERWICK, LOUISIANA  
DATE: JANUARY 1992  
BY: [Signature]

SCHEDULE OF REVENUES

ITEM	AMOUNT
1. TAXES	
2. FEES	
3. INTEREST	
4. DIVIDENDS	
5. GAINS	
6. OTHER	
<b>TOTAL</b>	

Prepared By:  
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