

BRADLEY COOK Office: 985-898-2022 Cell: 225-505-6009 bcook@stirlingprop.com

# **250 ACRE ESTATE**

Factory Road (Hwy 1080), Folsom, LA 70437

# FOR SALE

#### **PROPERTY SUMMARY**

This beautiful estate property was formerly a timber tract and has +/-250 Acres of 15+ year mature and managed Pine throughout. The driveway access off the main road leads up through the old timber road to the high point of the property. Situated just outside of Flosom, LA in the heart of horse country.

#### PRICE

• \$7,500 - \$10,000 per acre

## LAND SIZE

• 250 +/- acres

• Land splits ava

## **POSSIBLE USES**

- Agricultural
- Industrial
- Residential

## **TRAFFIC COUNT (ADT 2017)**

- Hwy 25: 10,160
- Hwy 40: 3,672



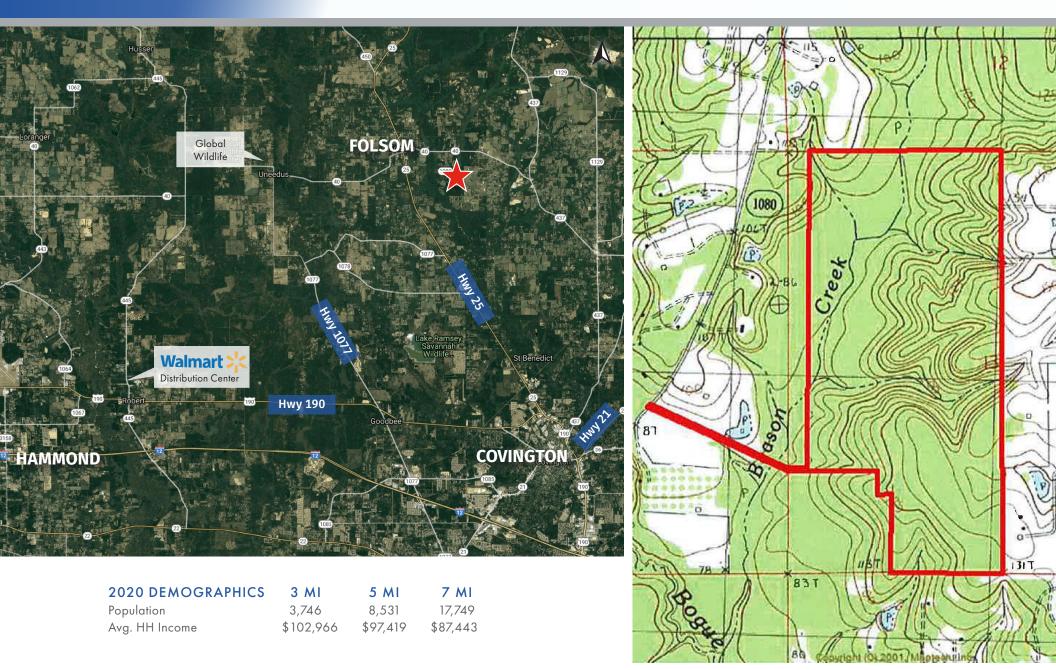


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