

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 Folsom, LA in the heart of horse country.

PRICE

- \$7,500 - \$10,000 per acre

LAND SIZE

- 250 +/- acres
- Land splits available

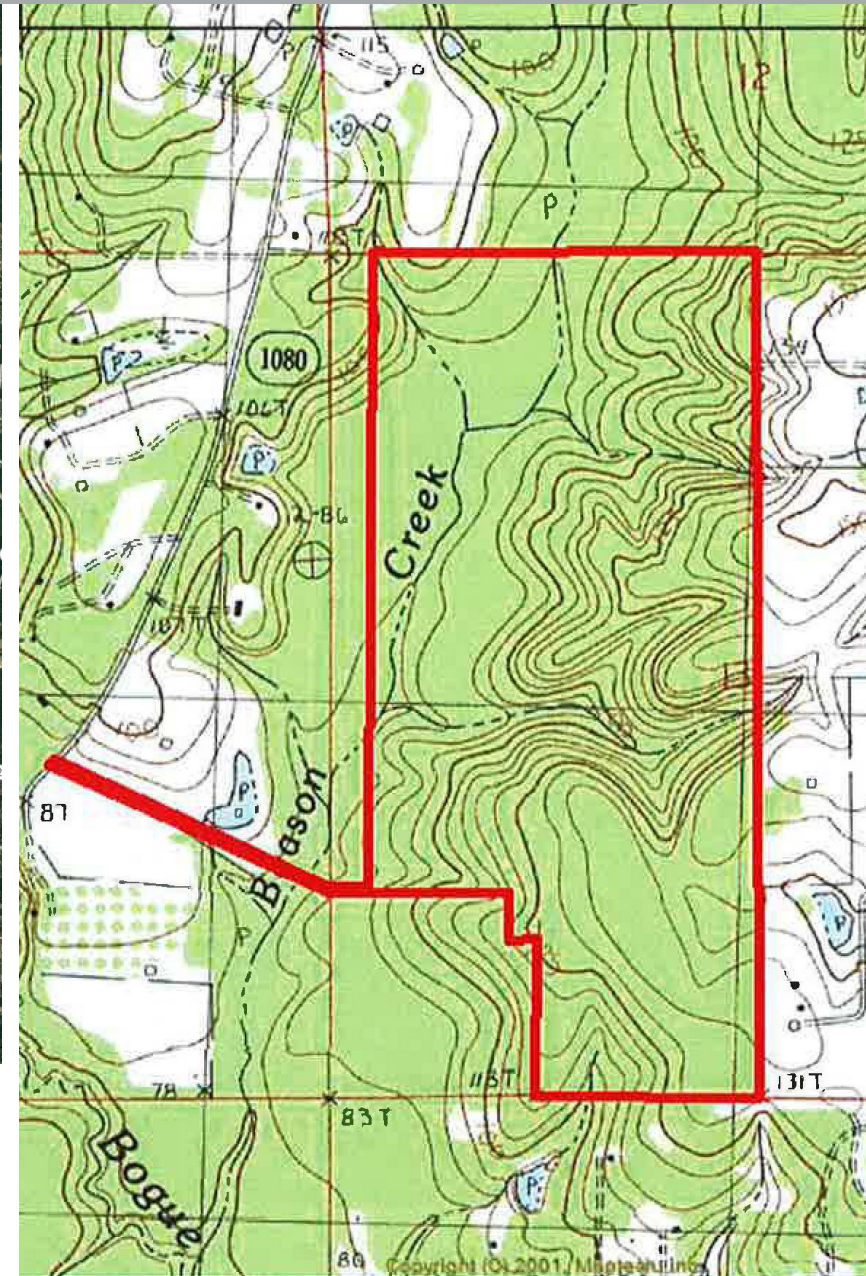
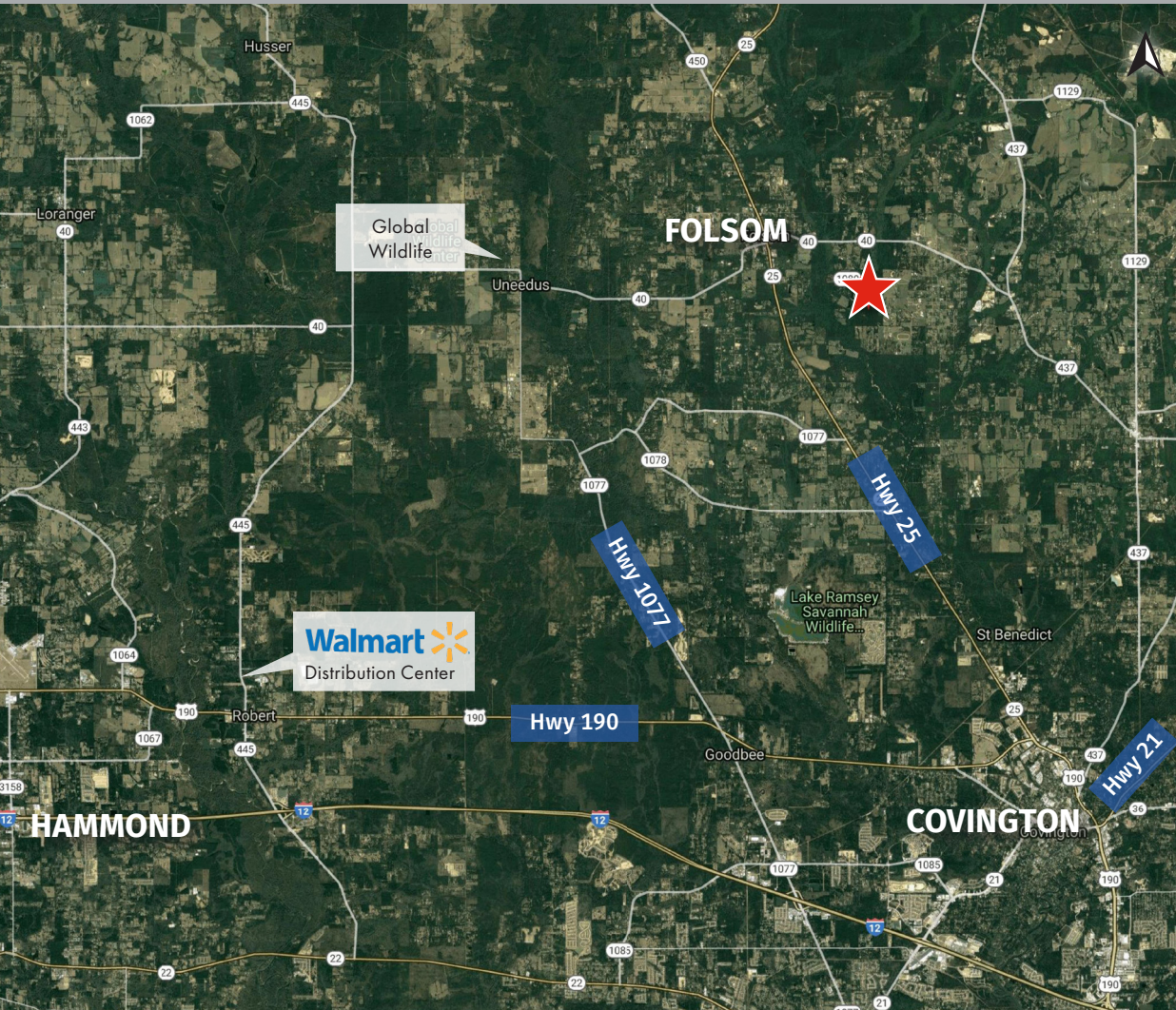
POSSIBLE USES

- Agricultural
- Industrial
- Residential

TRAFFIC COUNT (ADT 2017)

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





2020 DEMOGRAPHICS	3 MI	5 MI	7 MI
Population	3,746	8,531	17,749
Avg. HH Income	\$102,966	\$97,419	\$87,443