

LAND FOR SALE

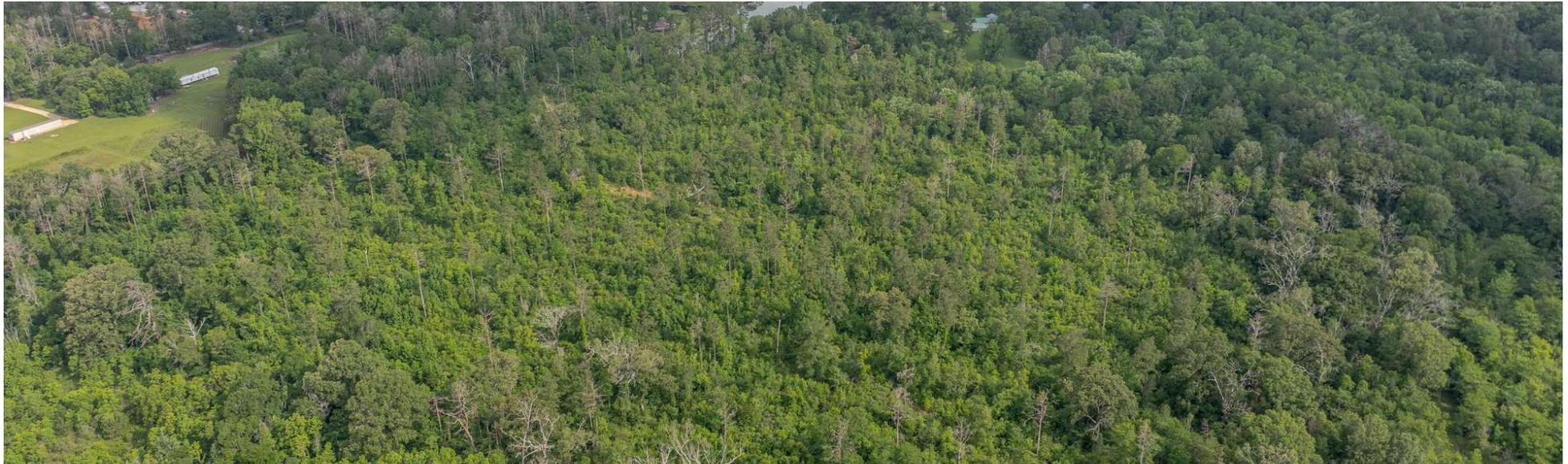
**42.37 ACRES**

Stock Landing Rd, Deville, LA 71328

Presented By:

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### OFFERING SUMMARY

Sale Price:	\$403,700
Lot Size:	42.37 Acres
Price / Acre:	\$9,500
Zoning:	None

### PROPERTY OVERVIEW

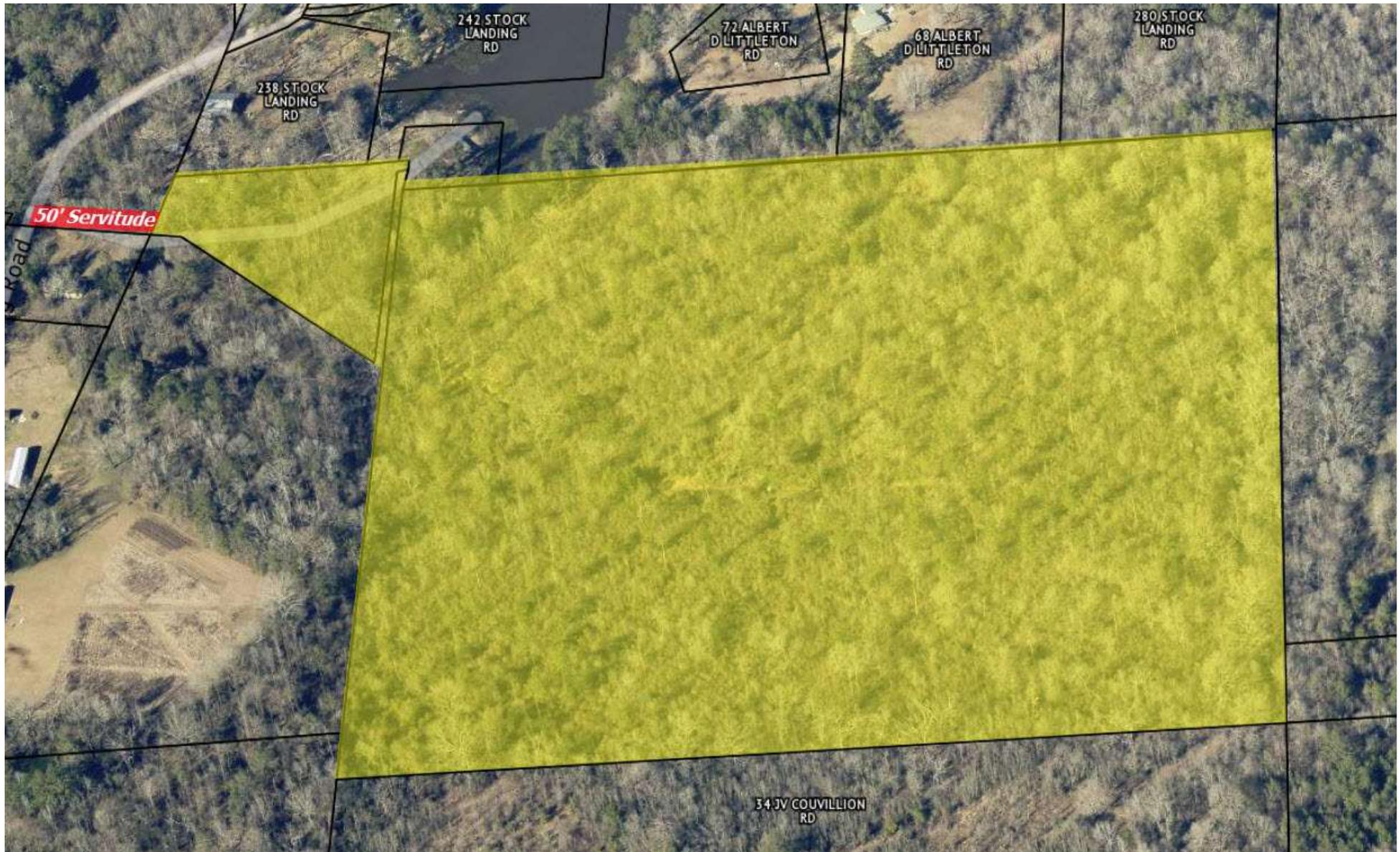
42.37 Acres of raw, recreational land near Catahoula Lake. With a 50' servitude providing direct access, the property is ideal for a secluded retreat for hunting, fishing and outdoor recreation.

Previously, there was a cabin on the property (now removed) which now offers a blank canvas and ready for your vision. Multiple choices, off the grid living, a hunting and fishing lodge or a private campsite. Currently, there are no utilities on site. The property is surrounded by wildlife and close proximity to Catahoula Lake.

### PROPERTY HIGHLIGHTS

- 42.37 Acres
- 50' Servitude access to the property
- Flood Zones: A & X
- Excellent location for hunting and fishing lodge
- No current utilities
- Close to Catahoula Lake, a top destination for waterfowl hunting

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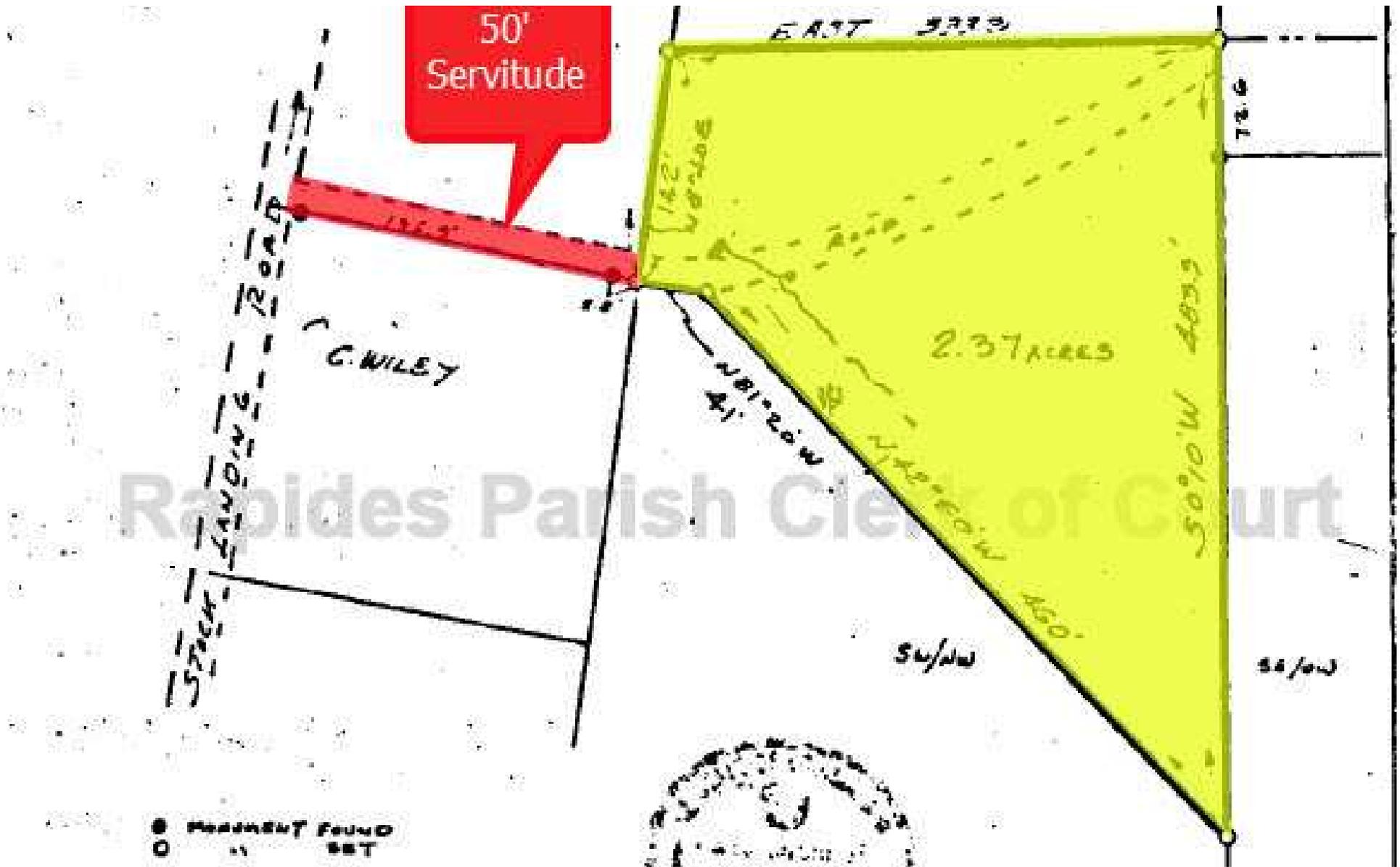
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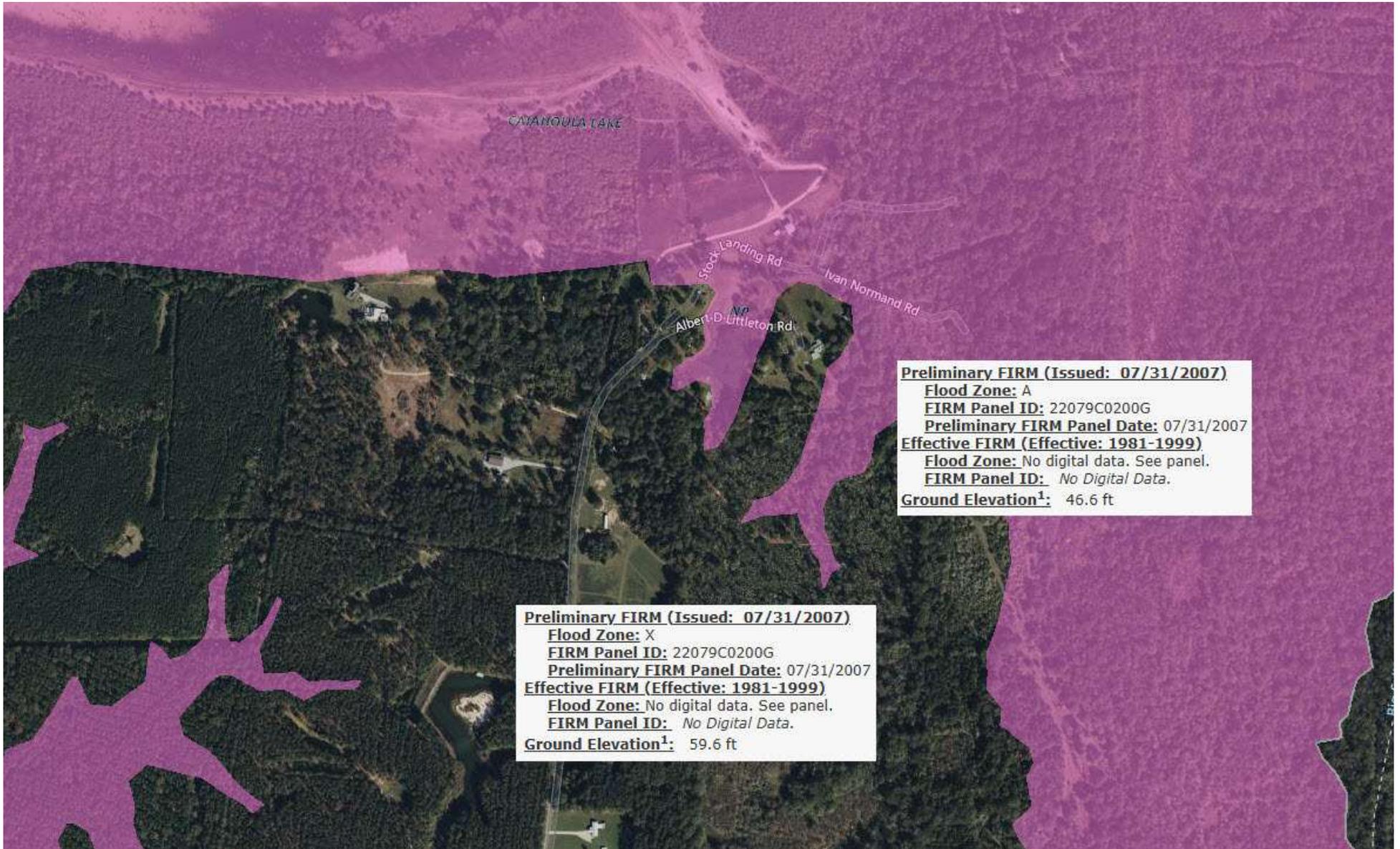
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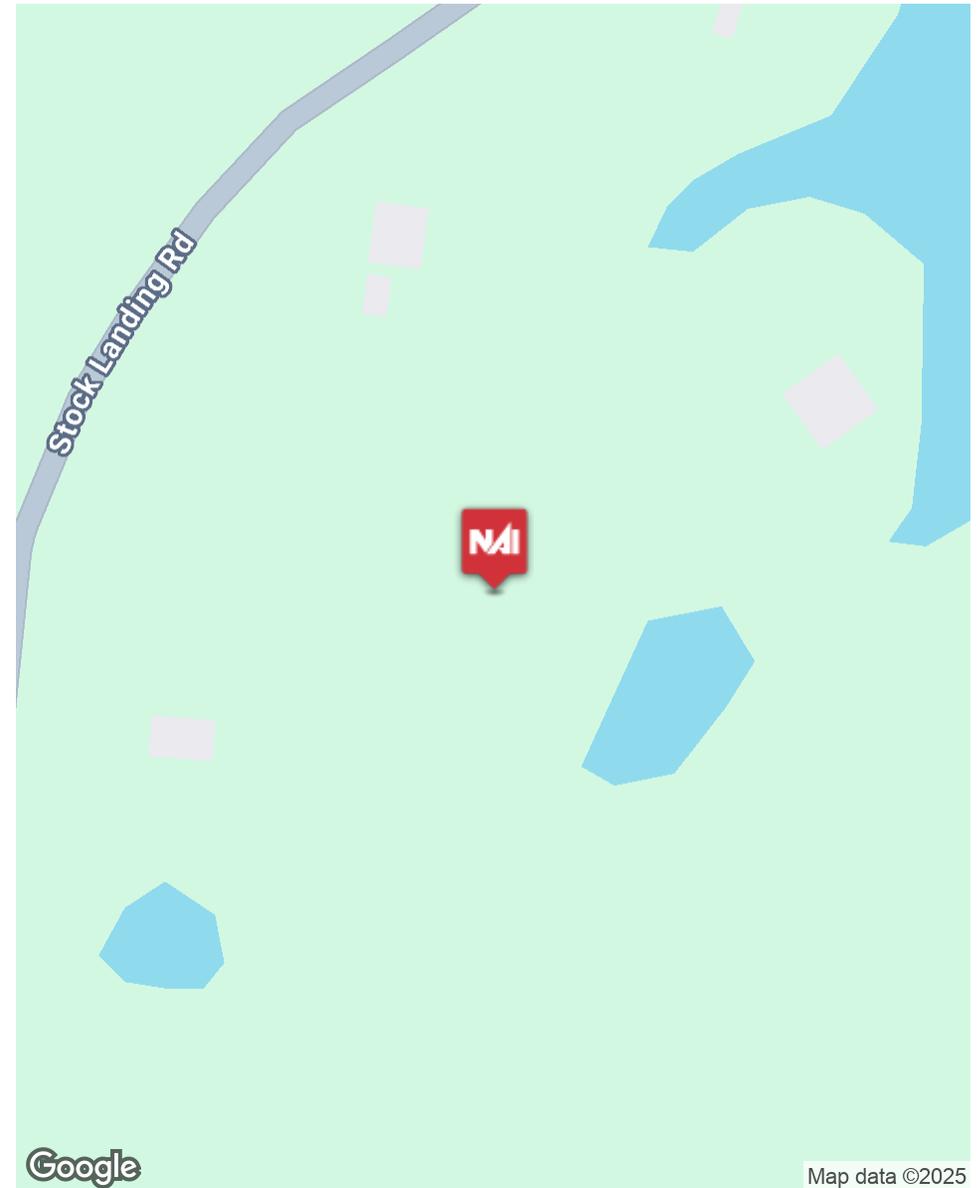
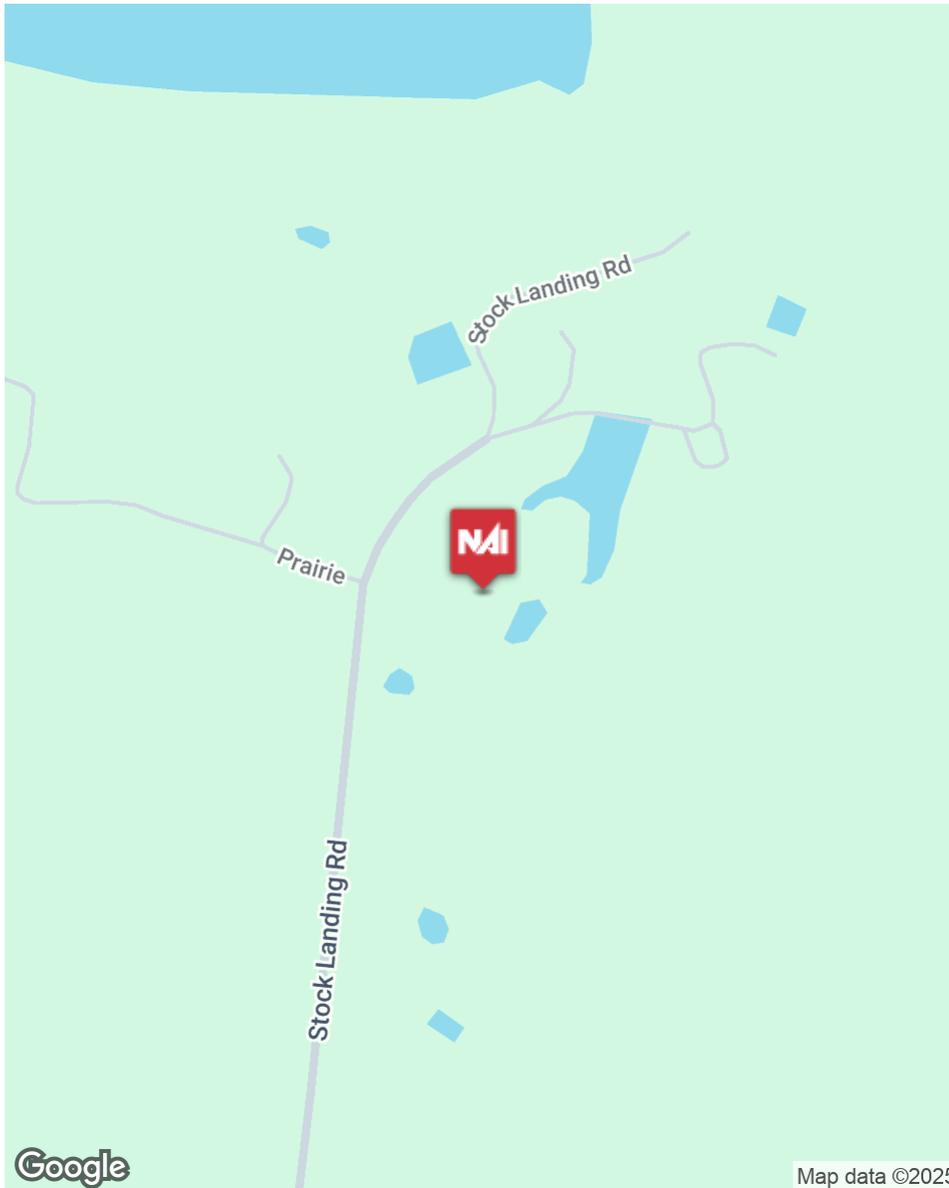
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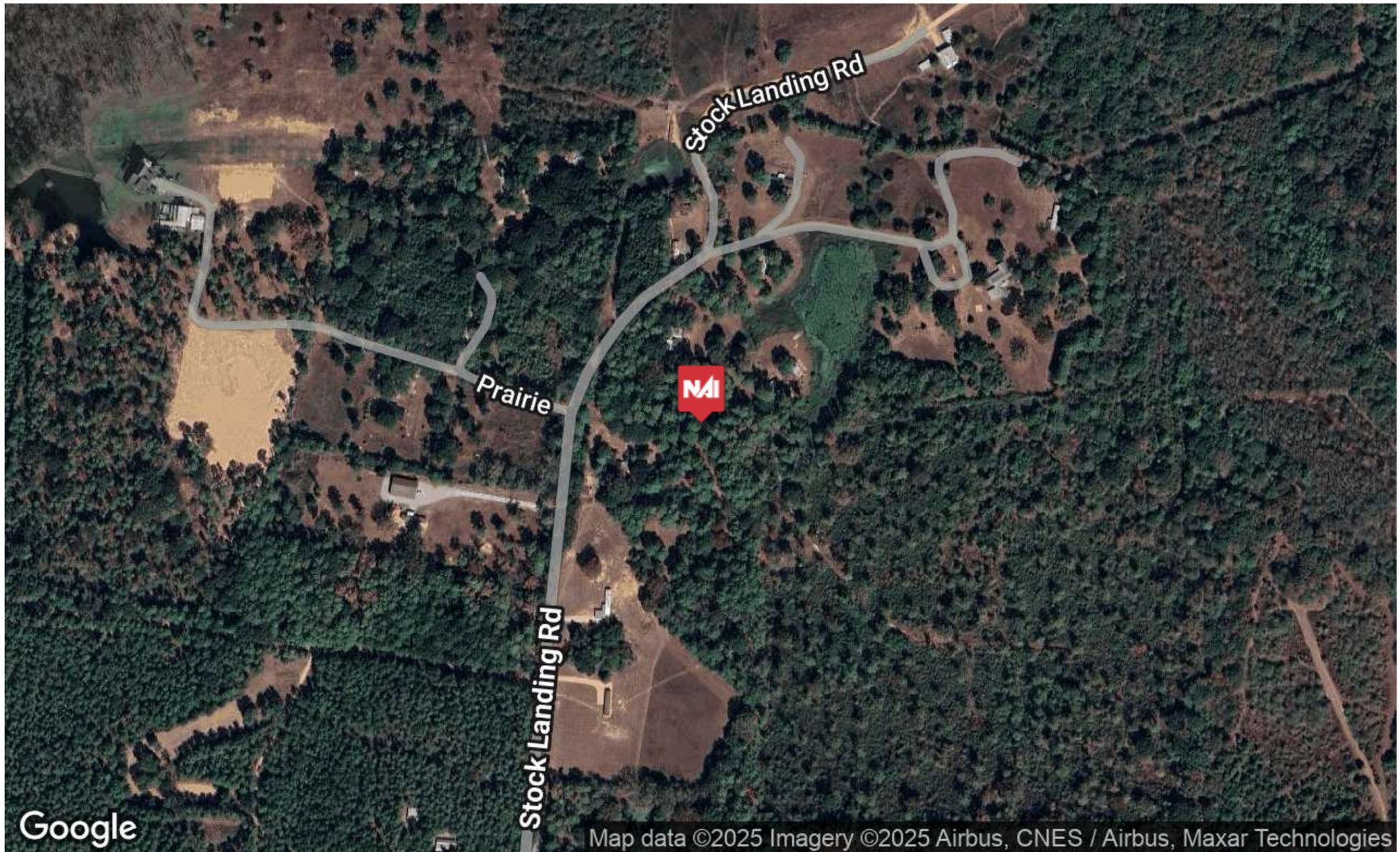
**Preliminary FIRM (Issued: 07/31/2007)**  
**Flood Zone:** A  
**FIRM Panel ID:** 22079C0200G  
**Preliminary FIRM Panel Date:** 07/31/2007  
**Effective FIRM (Effective: 1981-1999)**  
**Flood Zone:** No digital data. See panel.  
**FIRM Panel ID:** No Digital Data.  
**Ground Elevation<sup>1</sup>:** 46.6 ft

**Preliminary FIRM (Issued: 07/31/2007)**  
**Flood Zone:** X  
**FIRM Panel ID:** 22079C0200G  
**Preliminary FIRM Panel Date:** 07/31/2007  
**Effective FIRM (Effective: 1981-1999)**  
**Flood Zone:** No digital data. See panel.  
**FIRM Panel ID:** No Digital Data.  
**Ground Elevation<sup>1</sup>:** 59.6 ft

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