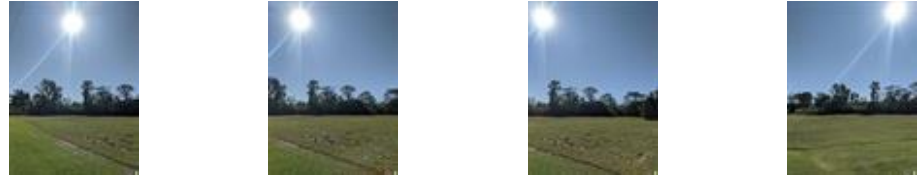




MLS Client View - Lots/Land			
<b>MLS#</b>	2024008597	<b>Status</b>	Active
<b>Class</b>	Lots/Land	<b>Acres</b>	4.54
<b>Property Type</b>	Residential Lots	<b>Mineral Rights</b>	RESERVED
<b>Address</b>	4413 LA HWY 10	<b>Income</b>	
<b>City</b>	Ethel	<b>Divisible</b>	
<b>State</b>	LA	<b>Wetlands</b>	
<b>Zip</b>	70730	<b>Zoning</b>	
<b>List Price</b>	\$495,000	<b>Easements</b>	

**Additional Photos**



Unbranded Virtual Tour

Linda G Karam



[la.realestate@live.com](mailto:la.realestate@live.com)

DIRCT: 225-888-4777

Karam and Company LLC

OFC: 225-888-4777

**General Property Information:**

<b>Area</b>	EFL MLS Area 93	<b>Map Page</b>		<b>Assn Fee \$/Year</b>	
<b>Parish</b>	EAST FELICIANA	<b>Map Key</b>		<b>Environmental Hazards</b>	
<b>In City Limits</b>		<b>Lot #</b>	11,12	<b>Legal Description</b>	0.67 AC SEC 60 T2S R1W LOT 11- B 3.87 AC SEC 60 T2S R1W LOT 12
<b>Subdivision</b>	Rural Tract (No Subd)	<b>Mineral Rights Desc</b>		<b>Assn Fee</b>	NONE
<b>School system</b>	<a href="#">East Feliciana Parish</a>	<b>Mineral Rights Owned %</b>		<b>Lot Dimensions</b>	541 x 385.2 x 447.2 x 238.6
<b>Occupied By</b>		<b>Mineral Rights Leased</b>		<b>Min SqFt</b>	
<b>Bonus</b>		<b>Cleared %</b>		<b>St. Front (Ft)</b>	541
<b>Type Timber</b>		<b>Crop %</b>			
<b>Mobile Allowed</b>	No	<b>Wooded %</b>			
		<b>Timber Value %</b>			
		<b>Pasture %</b>			

**Public Remarks & Directions**

4.54 Acres in The Rolling Hills of The Felicianas ! Possibilities are Endless, Partnering with Manuel Builders, property faces LA HWY 10 in Ethel/Jackson, LA. "Hard Corner Acreage", LA 10 @ Line Road. Build in East Feliciana Parish, Mixed Use Development, Multi Family (Apartments, Flats, Row Houses, Town Houses), Residential, Commercial, Light Industrial, Warehousing, Industrial Park, Supermarket, Churches, Recreational Facility, Public & Private Institutions, Hospitals, Schools, Medical and Dental, Senior Living, Rehabilitation Center, Restaurants, Hotels, Retail Sales, RV Park, Farmers Market, GreenHouses-Nurseries, Hydroponic Gardening , Desirable Location with easy Access, open space with shaded areas providing for a variety of settings.Explore Development Opportunities ! Subdivide application

Follow I-110 N and US-61N to LA-68E in East Feliciana Parish 20 minutes (19.9 miles). Follow LA-68 E to LA-10 E in Ethel 15 minutes (12.1 miles) 4413 LA-10

**Property Features**

<b>FINANCING</b>	Cash Fin, Conventional Fin	<b>POTENTIAL USE</b>	Agriculture, Arts District, Commercial, Industrial, Res Multi Family, Recreational, Res Single Family, Other
<b>IMPROVEMENTS</b>	Drive	<b>RESERVED</b>	Other Resrv
<b>LOCATION</b>	Urban	<b>RESTRICTIONS</b>	No Mobile Restrict
<b>LOT DESCRIPTION</b>	Corner Lot	<b>ROAD FRONTAGE</b>	Paved RFront, State Road RFront
<b>PRESENT ZONING/USE</b>	Lot, Mixed Use, Recreational, Res Single Family, Res Multi Family, Rural/Ag	<b>SHOWING</b>	Accompany, Appointment Required, LA Present, Call ShwTime 800 -746-9464
<b>PRICE INCLUDES</b>	Land Incl	<b>UTILITIES</b>	Cable Available, Electric Available, Fiber Optics Available
		<b>WATER/SEWER</b>	Mechanical Sewer, Public Water
		<b>WATERFRONT</b>	No Waterfront
		<b>SPECIAL SALES TYPE</b>	As Is



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DIRCT: 225-888-4777

<https://www.mlsbox.com/profile/B14330>

Karam and Company LLC

3759 College Street

Jackson LA 70748

OFC: 225-888-4777



"--Information deemed reliable but not guaranteed-- The property's listed/sales price is based on the value as whole, which includes many factors and it's not based upon the square footage of the property. Copyright: 2024"