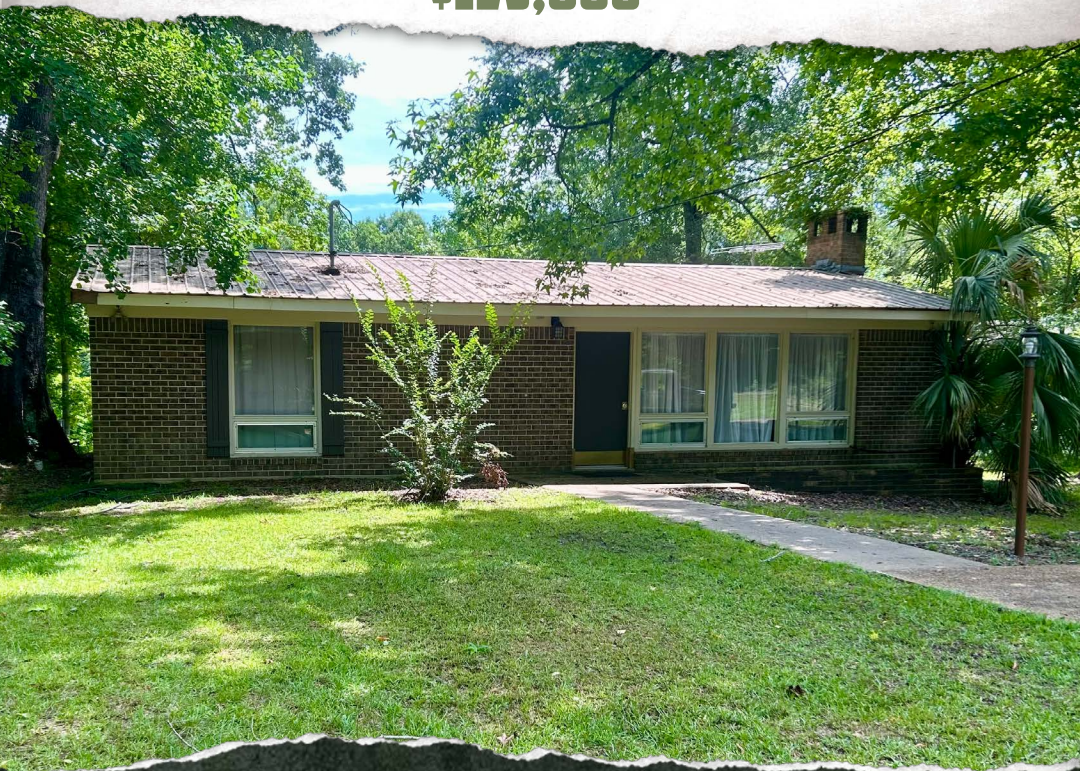




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

2543 ROCK ROAD
SICILY ISLAND | CATAHOULA PARISH, LA
\$125,000



OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

2543 ROCK ROAD

PROPERTY PROFILE

LOCATION:

- 2543 Rock Road
Sicily Island, LA 71368
- Catahoula Parish
- 5± Miles S of LA-8
- 15± Miles E of Harrisonburg
- 30± Miles S of Winnsboro
- 38± Miles NE of Natchez, MS

COORDINATES:

- 31.78135, -91.69905

TAX INFORMATION:

- 2025 Taxes: \$678.71

PROPERTY USE:

- Residential
- Recreational
- Weekend Getaway
- Investment

PROPERTY INFORMATION:

- 0.48± Acre Lot
- 1,600± SqFt Heated Home
 - 2 Bedrooms/2 Baths
 - Indoor Sunroom
- 1,100± SqFt
Carport/Storage Building
- Bayou Louie Frontage
- Rural Country Setting
- Mature Trees
- Utilities On-Site



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LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 2543 ROCK ROAD

INTRODUCING 2543 ROCK ROAD IN SICILY ISLAND, LOUISIANA! If you've been looking for an affordable waterfront property on the beautiful Bayou Louie that's ready to enjoy from day one, this property on a 0.48± acre lot in Catahoula Parish might be the one for you.

This property features a turnkey 1,600± square foot heated home or camp, making it easy to start enjoying life on the water right away. The home includes an indoor sunroom with beautiful waterfront views and an additional 1,100± square foot carport/garage and storage building. All furnishings will be included in the sale, making 2543 Rock Road a move-in-ready home or camp!



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MORE ABOUT 2543 ROCK ROAD

Whether you're looking for a full-time residence, a weekend getaway, or a place to gather with family and friends, you'll appreciate the peaceful setting and beautiful views the bayou has to offer. Spend your mornings with a cup of coffee in the beautiful sunroom overlooking the water, launch a boat for a day of fishing, or simply relax amongst the mature trees and enjoy the slower pace of country living.

Located just outside of the town of Sicily Island, you'll have the privacy of a waterfront retreat while still being a short drive from town for everyday conveniences. Waterfront properties with an existing home don't come along every day—this is a great opportunity to make 2543 Rock Road your own.

**Call Bart Attaway today to schedule a private showing
and experience #TheSmallTownWay!**



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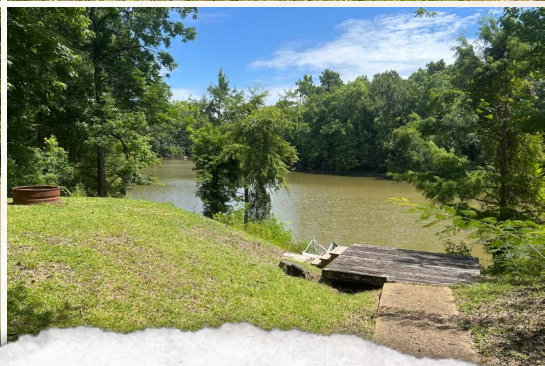
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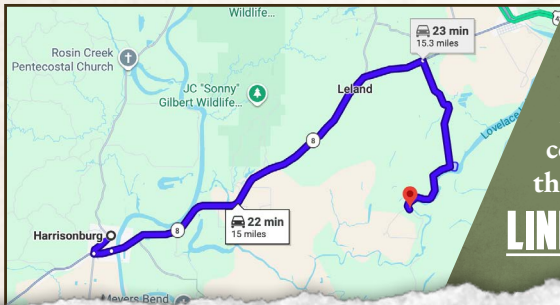
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2543 ROCK ROAD

SICILY ISLAND

CATAHOULA PARISH, LOUISIANA

land id. LINK



Directions From Harrisonburg, LA:
Travel east on LA-8 for 9.3 miles. Turn
right onto Bayou Louie Rock Road and
continue for 4.6 miles to the property on
the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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