31± Acres

McGehee Road

Bogalusa/Washington Parish/ LA



$111,600



Tom Smith Land and Homes

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ROBERT RITCHIE
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LandReport 2011-2026 America's BEST Brokerages

Property Information

Location:

- Bogalusa, LA
- McGehee Road

Coordinates:

- 30.77565, -89.89015

Property Use:

- Recreation
- Timber
- Investment
- Family Estate

Property Highlights

- 31± Acres
- Located off McGehee Road, accessed by a deeded easement.
- Mixed timber, predominantly pine, with a blend of hardwoods
- 600± ft of private road access down a gravel road
- Power runs down the gravel road.
- Water can be connected from McGehee Road.
- The southeast portion of the property touches Bogalusa Creek.
- While some of the acreage lies in a flood zone, there is room outside of the flood zone to build a home or start a family compound.
- The old home on the property holds no value, and the property is being sold as land only.

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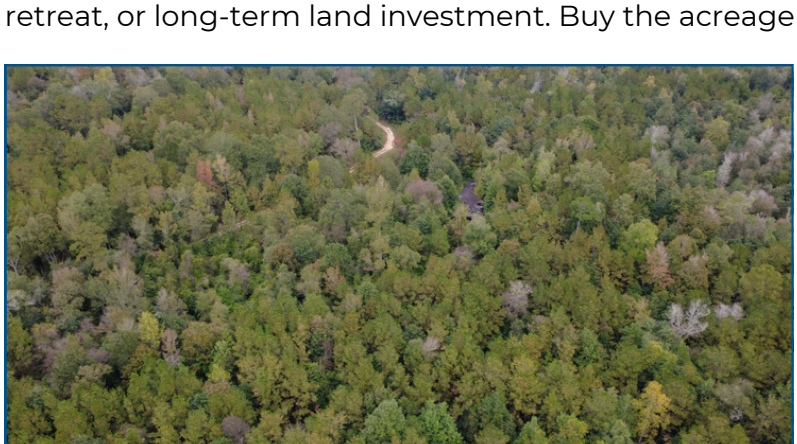
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The Property

31± Acres

Looking for acreage with endless possibilities? This 31± acre tract off McGehee Road in Bogalusa offers a great opportunity for those seeking privacy, investment potential, or room to expand. Accessed by a deeded easement, the property features a mix of predominantly pine timber with scattered hardwoods, offering recreational appeal and potential timber value. An existing old home is located on the property but is being sold strictly for the land value. While portions of the tract lie within a flood zone, there are plenty of potential homesites outside the flood zone. Even better, this property borders an additional 53± acre tract also available for purchase, creating an opportunity to assemble a larger property for a private family estate, recreational retreat, or long-term land investment. Buy the acreage now and enjoy the possibilities for years to come!






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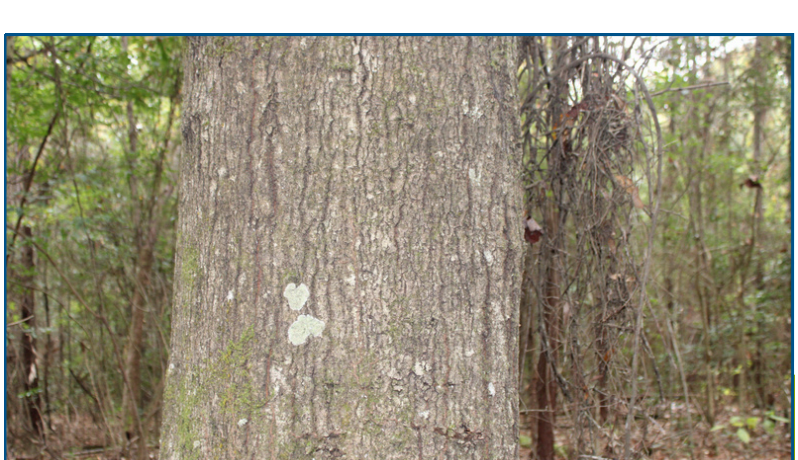



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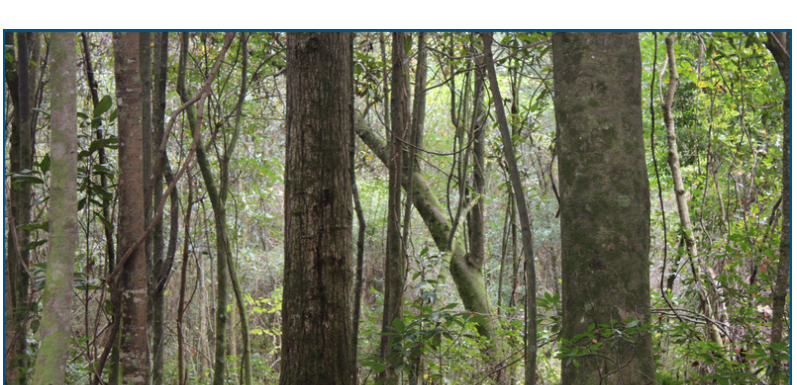
- Mixed Large Hardwood Timber
- Access to Bogalusa Creek on South East 3± Acres

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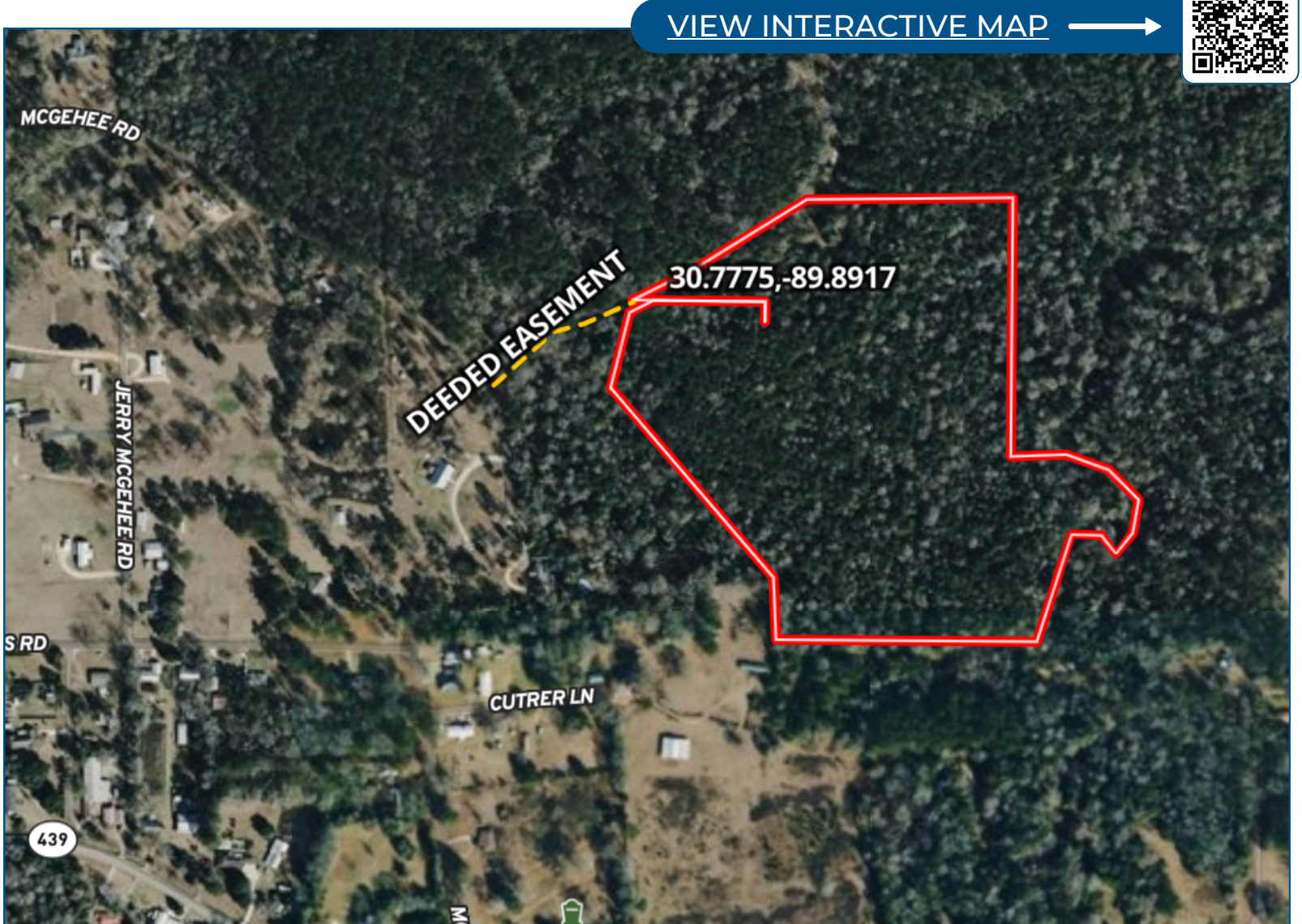
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Aerial Map

VIEW INTERACTIVE MAP



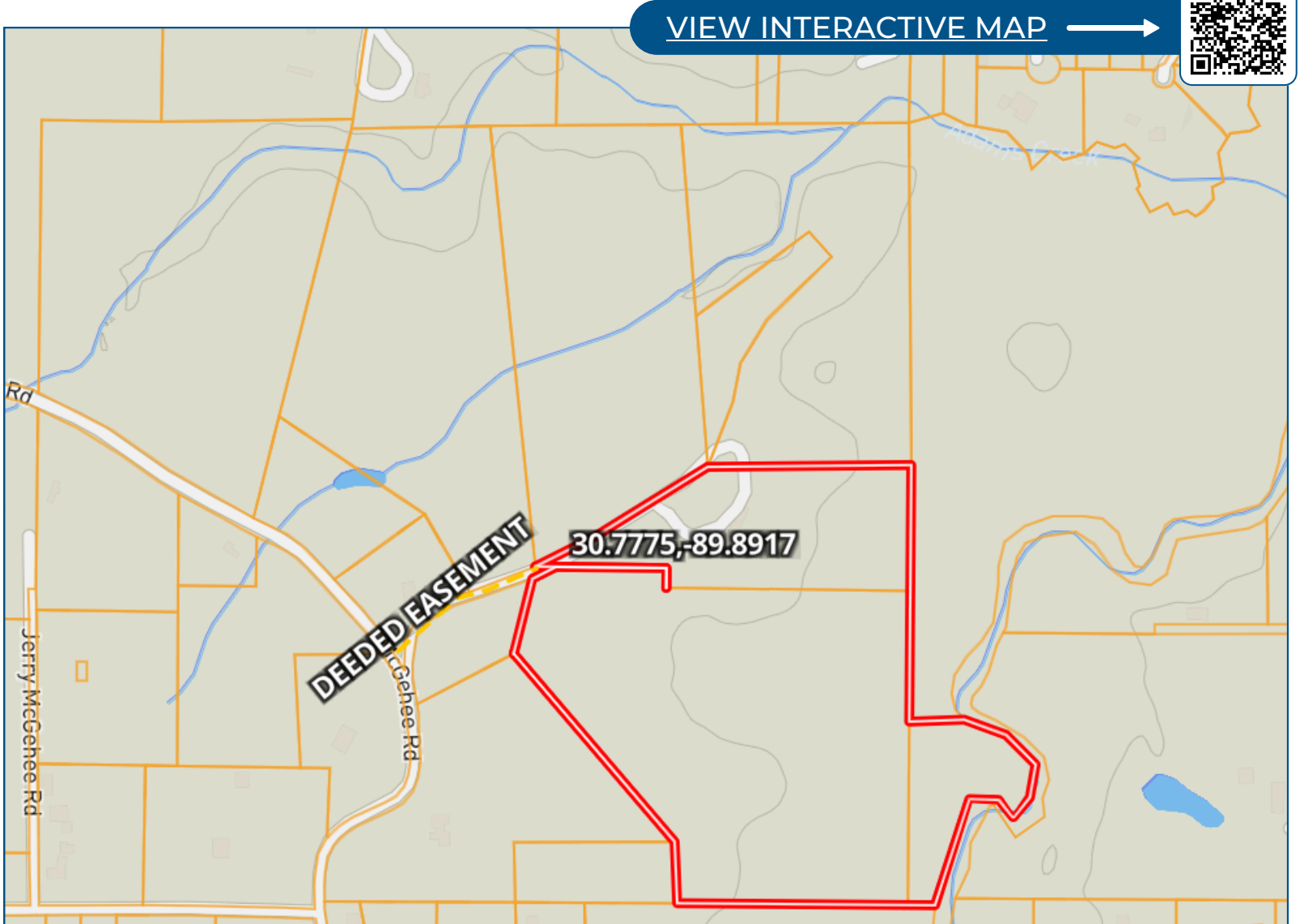
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Ownership Map

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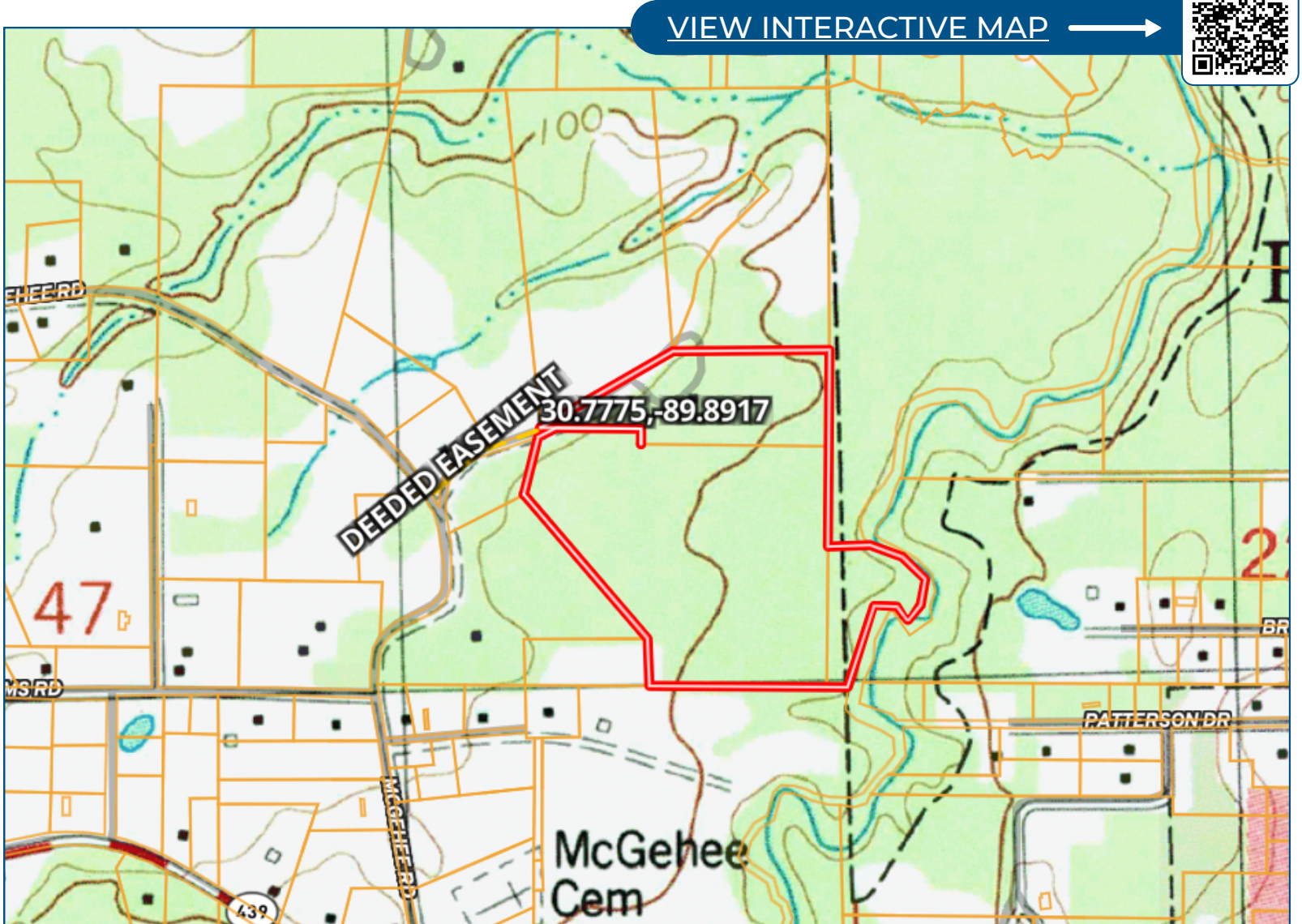
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Topo Map

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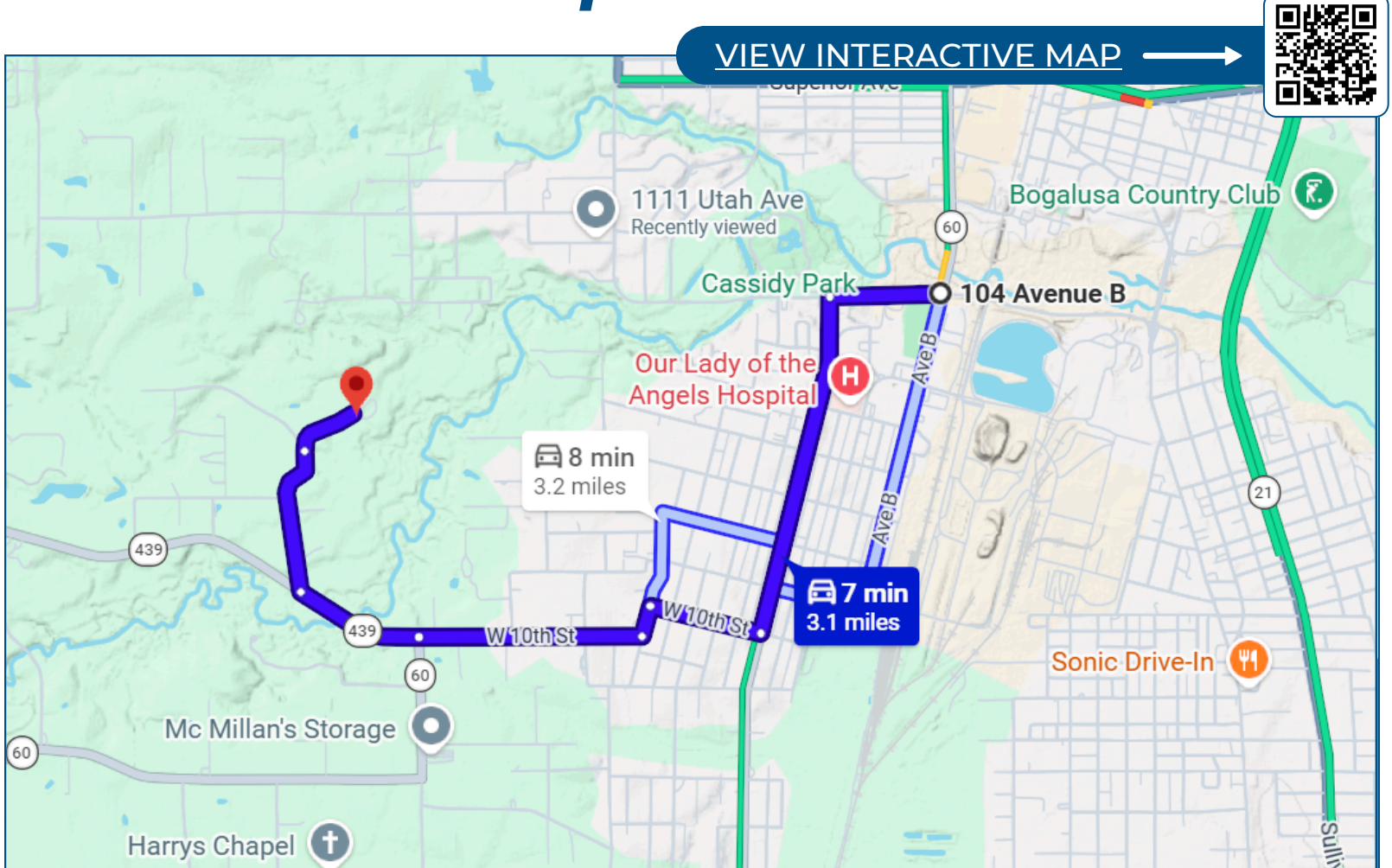


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Directional Map



At the intersection of Avenue B and Willis Avenue, turn right onto Willis Avenue; travel .2 miles to Avenue F and turn left onto Avenue F; travel approximately 1 mile and turn right onto West 10th Street; travel .3 miles and turn left; travel .1 miles and turn right onto West 10th Street; travel West 10th Street to Highway 439 and continue straight; travel .3 miles and turn right onto McGehee Road; travel .5 miles, turn right onto the gravel road; continue .1 miles; the property is on your right.

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