

**Lot 3 - 2.312± Acres Washington Parish, LA**

**McGehee Road, Washington Parish**

**Bogalusa, LA 70427**

**\$15,705**



**DAVID BELDEN**  
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**Expect More. Get More.**



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**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





# The Property

Lot 3 - 2.312± acres

## *Own a Piece of Bogalusa's History*

This 2.312± acre lot on McGehee Road, just outside the Bogalusa city limits, offers a rare blend of history and quiet country living. The land carries a story of its past, complete with an old log barn still standing, a reminder of the generations that came before. With road frontage, no land-use restrictions, and power and water available from the road, this property is ready for your vision. The old log barn offers some history that could be used in a new home for that rustic feel. Tucked away on a dead-end road in a peaceful neighborhood, it delivers privacy without isolation. For those wanting more, an additional 53± acre parcel is also available behind this lot, perfect for urban hunting, fishing, and enjoying Bogalusa Creek



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# Aerial Photos



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# Aerial Map

[VIEW INTERACTIVE MAP](#)



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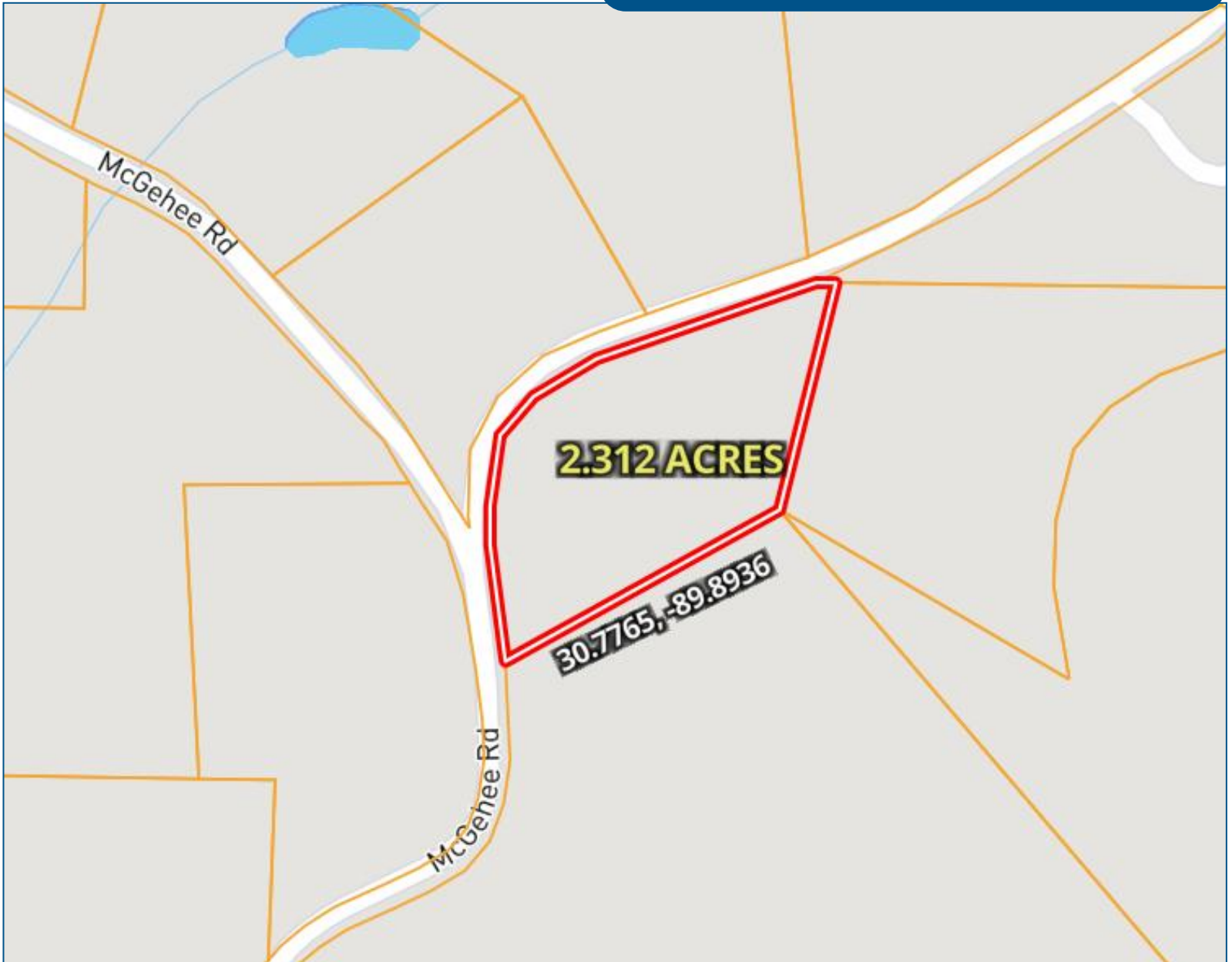
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# Ownership Map

[VIEW INTERACTIVE MAP](#)



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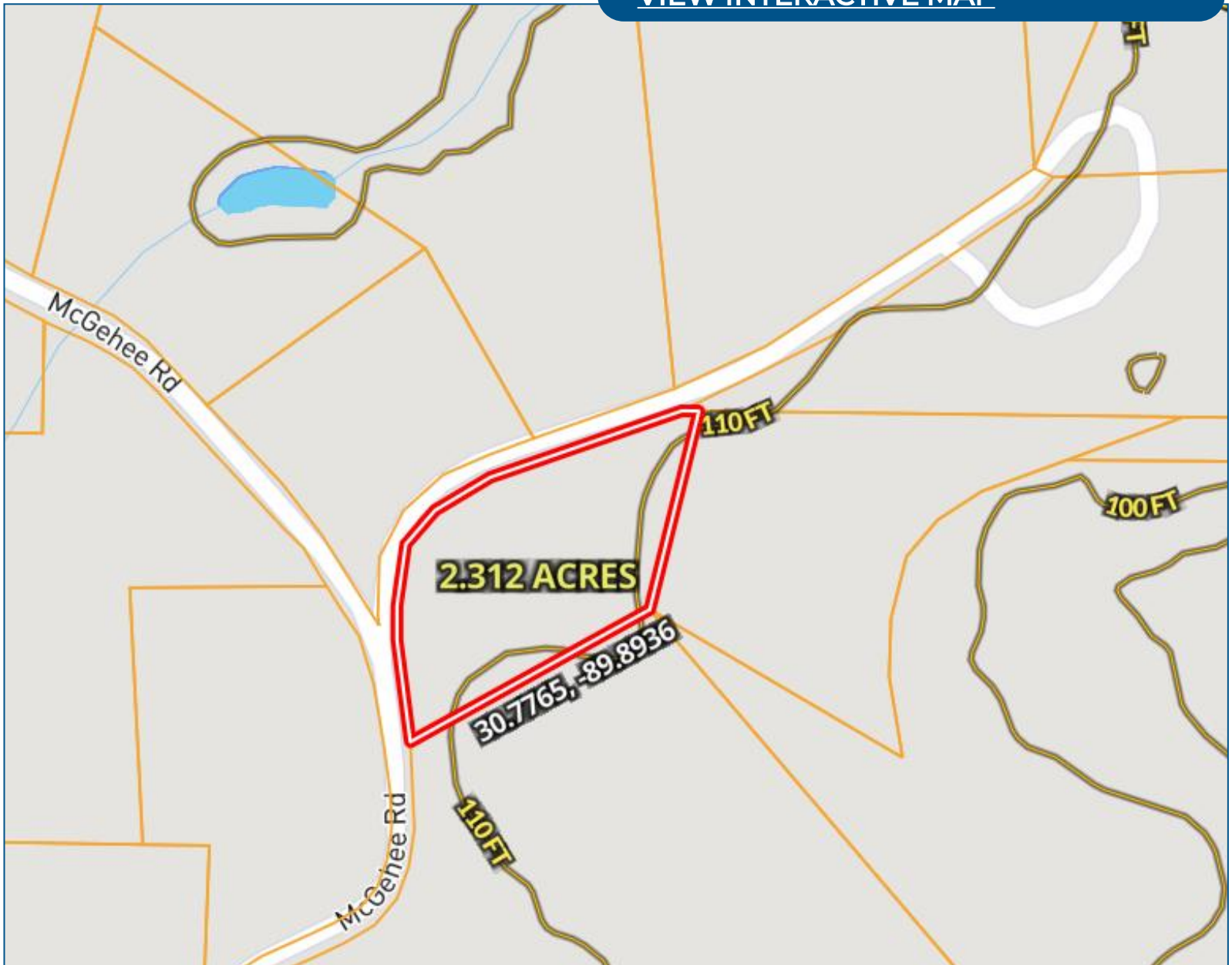
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# Topo Map

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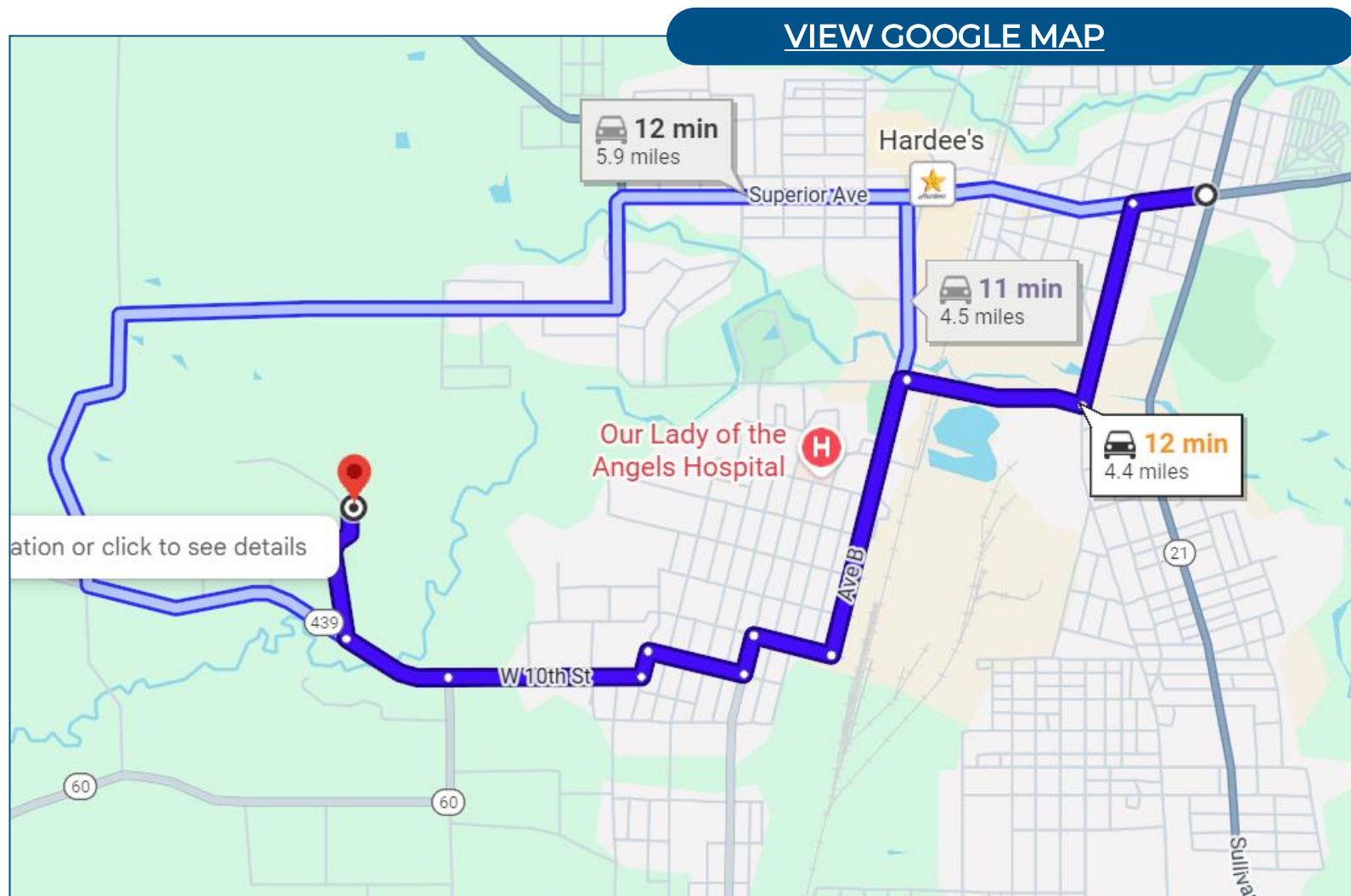
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# Directional Map



Directions from Louisiana Ave and Highway 21 in Bogalusa:

Follow to LA-3124 S/Richmond St for 0.3 mi; continue on LA-3124 S/Richmond St to LA-60 W/Ave B for 1.2 mi; continue on LA-60 W/Ave B to W 9th St for 1.1 mi; Continue on W 9th St to LA-60 W/W 10th St for 0.7 mi; continue on LA-60 W/W 10th St to McGehee Rd/Par Rd 524 for 0.8 mi; turn right onto McGehee Rd/Par Rd 524; Continue to follow McGehee Rd; Destination will be on the right



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# Property Information

## Location:

- Just outside Bogalusa City Limits
- Located on McGehee Road

## Coordinates:

- 30.7765, -89.8936

## Property Use:

- Residential Lot
- No Restrictions
- New Development

# Property Highlights

- 2.312± acres
- Roughly 150± feet of road frontage on McGehee Road
- Access to water and electricity is right at the road
- Old barn on property holds no value but buyer could use the older logs in a new design for a more rustic feel
- Also for sale behind the lot is 53.63± acres of mixed timber that runs along the side of Bogalusa Creek offering potential for urban hunts, fishing in the Bogalusa Creek, or just enjoying nature.



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