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**Southern
States Realty**



Tucked away in the rolling countryside of West Feliciana Parish, 13645 LA Highway 10 in Saint Francisville offers a rare blend of privacy, beauty, and functionality on approximately 19± acres. This 2-bedroom, 2-bath home sits in a very secluded setting yet provides excellent access with two separate driveways directly off the highway, making coming and going easy while still feeling completely removed from the world. The home features a warm, inviting interior with a large open-concept kitchen and living area, perfect for gatherings with family and friends. Step outside to the back porch overlooking the creek, where mornings start with coffee and the sounds of nature and evenings wind down in total peace and quiet. The land is diverse and highly usable, with beautiful hardwoods, a scenic pond, and a winding creek that adds both charm and recreational value. The open area in front of the home is ideal for a homestead, secondary residence, or livestock, giving the property flexibility for a variety of uses. For outdoor and recreational enthusiasts, the property includes two established food plots with box stands, making it a turnkey setup for deer hunting in a proven area. A pole barn provides ample space for storing a tractor, tools, side-by-side, or other equipment, adding practicality to this already well-rounded property. Whether you're looking for a full-time residence, a quiet weekend retreat, or a small hunting and homestead tract in one of Louisiana's most desirable rural areas, this property checks all the boxes. If privacy, natural beauty, and versatility are high on your list, 13645 LA Highway 10 is a place you'll want to experience in person.

13645 Louisiana 10, St. Francisville, LA

30.8148, -91.3549 GPS



\$800,000

**19.3± Acres
2 Bed/2 Bath
MLS #4137710**



#HUNTINGLANDMAN