



"Your One Stop Real Estate Shop"

LAND & TIMBER | RESIDENTIAL | COMMERCIAL | OIL & GAS

* ONLY \$ **449,000.00**

* 51 acres +/-

* Ag Land & Waterfront

Doin' Bruin at its BEST!!!

28 ac +/- of Prime Ag Land with Lake and Bayou Waterfront

- Location, Location, Location!!!
- Ag land is currently leased
- All Utilities
- Duel Road Frontage
- Great Neighbors
- Fishing, All water-sports, and hunting at your finger-tips
- Address: 4580 LA-605, St. Joseph, LA 71366



Gary W. Stewart

MOBILE: 601-757-3009

gwstewart@4cornerprop.com



Office: 601-952-2828

Fax: 601-510-9446

www.4cplandandhomes.com



More Info:

Lake Bruin and Bayou Bruin Water-Front



More Info:



Ready-to Go Ag Land w/utilities and much more!!!



Tensas 51

Hwy 605, St. Joe, LA

Legend

-  Tensas
-  Tensas 51

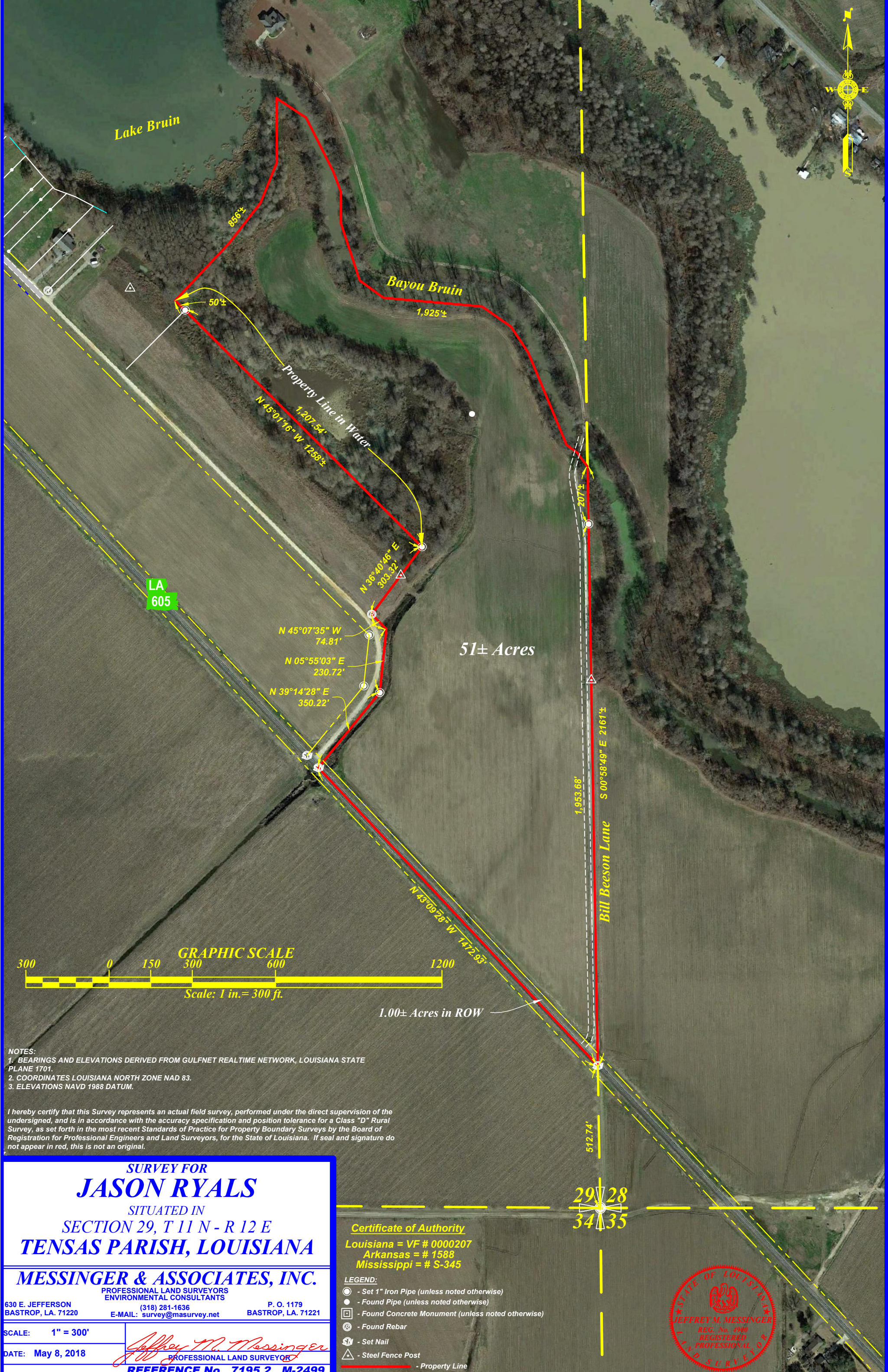
subject Tract



Google Earth

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3 mi



SURVEY FOR
JASON RYALS
 SITUATED IN
 SECTION 29, T 11 N - R 12 E
TENSAS PARISH, LOUISIANA

MESSINGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS
 ENVIRONMENTAL CONSULTANTS

630 E. JEFFERSON BASTROP, LA. 71220 (318) 281-1636 P. O. 1179 BASTROP, LA. 71221 E-MAIL: survey@masurvey.net

SCALE: 1" = 300'

DATE: May 8, 2018

Jeffrey M. Messinger
 PROFESSIONAL LAND SURVEYOR
REFERENCE No. 7195.2 M-2499

Certificate of Authority

Louisiana = VF # 0000207
 Arkansas = # 1588
 Mississippi = # S-345

LEGEND:

- - Set 1" Iron Pipe (unless noted otherwise)
- - Found Pipe (unless noted otherwise)
- - Found Concrete Monument (unless noted otherwise)
- ⊙ - Found Rebar
- ⊙ - Set Nail
- △ - Steel Fence Post
- - Property Line





29 28
 34 35

Tensas 51

Hwy 605, St. Joe, LA

Legend

-  Tensas
-  Tensas 51

