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**SOUTHERN
STATES REALTY**



HUGE PRICE REDUCTION!!! Check out this gorgeous 238.97 acres in East Baton Rouge Parish just minutes from downtown Baton Rouge and Zachary. This tract features two 10+ acre lakes for unbelievable fishing and fun. The tract also has 60 acres of pasture and 100 acres of timber with towering 100+ year old oak trees. This tract could be a great recreational tract close to Baton Rouge. Developers this tract would also make a great subdivision close to Zachary and the Georgia-Pacific mill. The lakes would make for unbelievable home sites and the gentle terrain would allow for easy subdividing. With over 2700 ft of road frontage this tract is perfect for developing. This tract would also make for a great industrial site close to Baton Rouge and easy access from HWY 61. This tract has an endless amount of potential. Whether you are looking to hunt, fish, ride horses, subdivide or just invest, this tract will work for you. Call me today to schedule your private showing!

300 W Mount Pleasant Road, Zachary

30.64655, -91.26126 GPS



\$2,185,000

**238.97 Acres
MLS #126721
UC #23042-26721**

