

**1238 Montgomery Road**  
Opelousas, LA 70570

**LATTER & BLUM**

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**MLS# 23009976**



**\$400,000**

**1 Bedroom | 1.5 Bathrooms | 784 Sqft**

Offers endless potential for equestrian enthusiasts, trainers, or hobby farmers. Featuring spacious pastures, sturdy fencing, and existing stables, its ideal for a private horse haven, a boarding business, or a training facility. Additional land space allows for creating riding arenas, trail areas, or even expanding into breeding or therapeutic riding. Perfectly sized for versatile use, this farm also holds potential for events, small-scale farming, or agritourism, making it a unique opportunity for those looking to embrace the equestrian lifestyle or start an income-generating venture. Plus living quarters and/or office space. Property consists of 13.834 acres and 3500 ft. Barndominium. (2100 sf barn, 800 sf living quarters, plus 600 front porch, which could also be addition living area) The living area has kitchen, living room, bedroom, bath with shower and laundry room with stackable washer/dryer. Barn has four stalls with hay feeders, Tack room with toilet and sink plus 10 x 12 storage overhead storage, wash rack with drain and industrial hose, and 12 overhead door. Fenced and cross fenced with 4600 feet of creosol rail fencing, 3 run in sheds, lime stone parking and circular driveway for easy in and out, Five Oak trees on the property. Other amenities include security cameras, electric gate, some electric fencing, Great condition and lots of versatility. Appliances



**Kelly Streva**  
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For full listing details, please scan:

