

Boyance
Delcambre, LA 70528

 **LOGO** COMING
SOON

Powered by homes.theacadianaadvocate.com

MLS# 2020023807



\$630,000

Income and development potential! Check out this long standing, family-owned working cattle ranch and hunting property! Having good frontage along Hwy 330, Boyance Road and Alex Road, this property is already divided into 3 parcels with great appeal to all. The main tract (200 acres+-) features about 2,000' of high bank frontage along the Delcambre Canal with a built-up shell/limestone road through its center giving good access to the entire property as well as its several paddocks with piped-in water troughs for good cattle handling and grazing management. The livestock barn with a full concrete floor, running water and commercial lighting throughout contains a working chute, trap, pens, equipment and hay storage areas. The small crawfish pond has its own 4" submersible water well. The marshy area features several small ponds and tree lined ditches offering great hunting opportunities. It also features an interior canal system throughout with a control structure at Delcambre Canal for ease of water management. The (6 acres+-) across Boyance Road has about 550' frontage on Bayou Tigre east of the Hwy 330 bridge offering access to large boats and a short run to the Delcambre Canal. Could be sold off and/or developed to accommodate. As if that wasn't enough already, there is an additional (3.5 acres+-) with about 500' of frontage on



James Noel Jr.
Phone: (337) 652-6260
Sunrise Realty LLC

For full listing details, please scan:

