

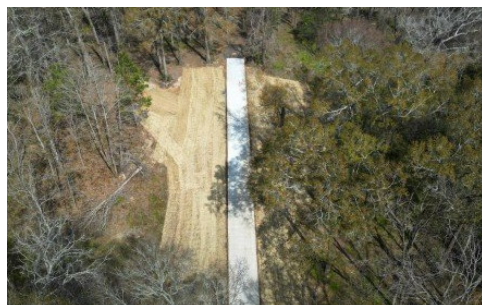
Tbd Highway 31
Opelousas, LA 70570



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MLS# 2600000836



\$395,000

Your search for the ultimate Louisiana estate ends here with this extraordinary 11.308-acre tract on Highway 31 in Opelousas. This is a rare 'plug-and-play' opportunity to build your dream home or create a private recreational paradise just south of the city, featuring over \$90, 000 in recent site improvements that allow you to skip the months of infrastructure logistics. The property boasts a \$45, 000 professional concrete driveway for a sleek, permanent entrance, along with an additional \$45, 000 of new limestone base expertly laid to ensure a solid foundation and easy all-weather access across the site. At the heart of this St. Landry Parish gem lies a stocked pond, continuously fed by a natural spring and engineered for constant freshwater flow. Just beyond the majestic hardwoods, the land rises to a dramatic bluff, offering an elevated, high-and-dry setting for a custom home with commanding views of your private forest. For the outdoor enthusiast, the mature hardwood canopy provides a natural habitat for deer and small game, while the cleared underbrush and varied topography create the perfect setup for dirt bikes, ATVs, or peaceful nature trails. Thoughtfully prepared with approximately one-third of the acreage already cleared, the site is ready for construction with city water available via Leonville and power provided



Charles Ditch

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Keaty Real Estate Team

For full listing details, please scan:

