

4013 Woodlawn
Maurice, LA 70555



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MLS# 2600002102



\$209,900

An extraordinary opportunity with 3.64 AC of Riverfront property with 670' of water frontage. More than half of the land classified as very high ground, offering an idea setting for residential development, with stunning views of the Vermilion River. This prime location is suited for a variety of ventures including riverfront lots, marina, industrial or commercial facility or a multi development site. Enhancing it's allure, the northern section boasts a sizable metal structure covering approximately 4000 square feet. While not listed on the historical register, this site holds significance as the renowned 'Pumping Plant' which supplied water to farmland from the River to Gueydan. Approaching a century in age, the plant was transitioned from steam power to diesel an ultimately electrical power. The property's environmental integrity as the entire area has successfully passed a Limited Phase 1 Environmental Site Assessment. Property has also been surveyed recently ensuring accuracy and clarity regarding property boundaries.



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