

595 Iowa
Gueydan, LA 70542



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MLS# 2600003393



\$550,000

Set along the coveted stretch where the Mermentau River opens into Lake Arthur, this exceptional 9.05-acre waterfront holding offers a rare blend of privacy, control, and long-term upside. With an impressive 1,016.14 feet of continuous water frontage, the property captures sweeping views, steady water movement, and the kind of setting that's increasingly difficult to replicate. The offering includes 100% ownership of 4.88 acres (Tract 1), paired with the seller's 4/7 undivided interest in the adjoining 4.17-acre tract (Tract 2)--a strategic advantage that enhances privacy and helps protect your investment along this highly desirable shoreline. Thoughtfully shaded and semi-cleared, the property provides a strong starting point for development while preserving the natural character of the landscape. The waterfrontage is fully accessible and drivable, allowing for immediate use and easy navigation of the site. Included in the offering is an existing boat launch, adding both convenience and value for recreational or future development use. Whether envisioned as a private luxury waterfront estate, a multi-home retreat, or a strategic investment with development potential, this property delivers a unique opportunity to secure a significant footprint at one of South Louisiana's most scenic waterfront junctions.



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