

# \$1,950,000 - Bourbon Drive, BASILE

MLS® #152592

## \$1,950,000

0 Bedroom, 0.00 Bathroom,  
Land on 1,051 Acres

N/A, BASILE, LA

This 1051 acre timber investment consists of 3 separate tracts a few miles south of Eunice in Acadia Parish. The largest tract of 772.3 acres is accessible along from Bourbon Dr via a predial servitude from the end of Bourbon Dr to the northwest side of the property. On this tract 236 acres were clear cut while the remaining 536 acre have large, merchantable mixed pine and hardwood timber valued at \$1,049,311 by a recent cruise dated Feb. 26,2020. The 233 acre tract has over 900 feet of road frontage on La. Hwy 91 and has a gated interior road that comes out on Hwy 91. The timber on this tract was valued at \$188,146 by the same recent cruise. The last tract of 45.77 acre has no legal access and it timber was valued at \$54,917.60. The total of the timber value on these tracts by this recent cruise at today's prices is \$1,292,375. These tracts would also make great deer, duck, and small game hunting property and the bayou running through it can be fished also. Owner Agent.



## Essential Information

MLS® #	152592
Price	\$1,950,000
Bathrooms	0.00
Acres	1,051.00
Type	Land
Sub-Type	Unimproved Land

Status Active

## Community Information

Address Bourbon Drive  
Area 560 Other  
Subdivision N/A  
City BASILE  
County Acadia  
State LA  
Zip Code 70515

## Amenities

Utilities Natural Gas Not Available, Water Available, Electricity Available, Sewer Not Available, Water Not Available

## Exterior

Lot Description 5318x16264x1300x1400x1300x2750

## Additional Information

Date Listed June 24th, 2019  
Days on Market 1089  
HOA Fees 0.00

## Listing Details

Listing Agent Joseph Dufour  
Listing Office Listing Provided Courtesy of Berkshire Hathaway HomeServices Ally Real Estate via Central Louisiana Board of REALTORS

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Listing information last updated on December 5th, 2022 at 8:30am CST