

# \$195,000 - Shelton Drive, Ball

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MLS® #2501233

**\$195,000**

0 Bedroom, 0.00 Bathroom,  
Land on 47.81 Acres

N/A, Ball, Louisiana

Have you ever dreamed of owning land where you can hunt, fish, and build your dream home—all within the city limits of Ball? This 47-acre property off Hwy 165 and Shelton Road could be exactly what you've been looking for. Enjoy the best of both worlds: 15 acres of high ground—perfect for building your custom home, barndominium, or modular home AND 32 acres of lowland—ideal for deer hunting and fishing along scenic Flagon Creek. This attractive property is close to town, just minutes from local shops, schools, and restaurants. Plus, there's 113 feet of Hwy 165 frontage that offers future commercial potential or a second access point if developed with the right infrastructure. That portion is separated by a creek, giving you added flexibility and opportunity. Whether you're ready to build now or want to enjoy the land while planning your next move, this unique property offers freedom, space, and the convenience of city living. Don't miss your chance to own this one-of-a-kind property—come see it for yourself and start planning your dream today!



## Essential Information

MLS® #	2501233
Price	\$195,000
Bathrooms	0.00
Acres	47.81

Type Land  
Status Active

Community Information

Address Shelton Drive  
Subdivision N/A  
City Ball  
County Rapides  
State Louisiana  
Zip Code 71405

Amenities

Utilities Electricity Available, Sewer A  
Is Waterfront Yes  
Waterfront Waterfront

Exterior

Lot Description Acreage, City Lot, Irregular L



Additional Information

Days on Market 153  
Zoning none



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