

\$295,000 - 3688 Hwy 167 Highway, Dry Prong

MLS® #2506041

\$295,000

0 Bedroom, 0.00 Bathroom, 1,346 sqft
Commercial Sale

N/A, Dry Prong, Louisiana

Up FOR SALE is the Williana RV Park and Campground located in Williana, Louisiana. Just take the time to look into this unique business venture that has been used by an established client base for generations. This RV Park/Campground with onsite living quarter's is strategically located in the middle of Kisatchie National Forest and is at the gateway to the Catahoula Ranger District and Winn Parish Ranger District. The infrastructure and opportunity are here and are just waiting to be expanded upon. The park is located in a shaded sweeping panorama of nature's beauty and customers can enter the National forest in any direction they go.

The park comes with full-service hookups, tailored to provide an unblemished camping experience. There are 25 FULL HOOK-UP RV Spaces with 30 AMP and 50 Amp hookups to cater to a wide range of customers. A preeminent property within the RV Park grounds includes onsite living quarters dedicated to the owner or manager. With this facility, one can ensure seamless operations and maintenance of the park, without compromising on comfort and convenience. The well-maintained 1200 sq ft Log cabin fits the atmosphere and outdoor setting perfectly and could serve as the manager's or owner's residence. The cabin could be the base for investment rental income if you chose along with the studio apartment that's onsite. Adding to its allure, Williana is a frequented spot among hunting enthusiasts and



sportsmen/sportswomen from across the state. From big bucks to strutting gobblers this part of Kisatchie National Forest is well known with just the mention of the name Williana. The surrounding terrain caters to various hunting activities, amplifying its appeal among people and presenting an opportunity for multiple revenue streams. Cabins, tent camping, Full-time RVers, overnigheters, short-term, long-term, holiday specials, forest service employees, loggers, and more can be part of your business family and clientele. Opportunities like this do not come up often for such a unique business venture where work can be combined with play. Recent updates include: New Pavilion, white rock, key pad for bathroom access, new hot water heater, 50 amp outlets, and indoor/outdoor plugs.

Essential Information

MLS® #	2506041
Price	\$295,000
Bathrooms	0.00
Square Footage	1,346
Type	Commercial Sale
Status	Active

Community Information

Address	3688 Hwy 167 Highway
Subdivision	N/A
City	Dry Prong
County	Grant
State	Louisiana
Zip Code	71423

Amenities

Parking	Parking Lot
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Exterior

Exterior	Log
Lot Description	1 to 5 Acres, Outside City Limits
Construction	Log

Additional Information

Days on Market	24
Zoning	None



Listing Courtesy of Gulf South Real Estate Information Network

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