

# \$1,442,000 - I-49 Highway, Alexandria

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MLS® #2519741

**\$1,442,000**

0 Bedroom, 0.00 Bathroom,  
Land on 395.00 Acres

N/A, Alexandria, Louisiana

395± Acres located on HWY 71 South of Alexandria, LA, Rapides Parish with access off of Gene Ball Drive. The property is primarily level topography, more land clay soil with 60± acres of pastureland and the balance in timbered woods. The wooded acreage has good duck slough habitat with plenty of deer and squirrel. The primary neighbor to the south has a sound management practice in place for trophy deer management. The results are evident from camera surveys and deer harvest from previous years.

Property Location is SEC 1, T3North, Range 1West

50% minerals will convey

Asking \$3650/acre - \$1,442,000

## Essential Information

MLS® #	2519741
Price	\$1,442,000
Bathrooms	0.00
Acres	395.00
Type	Land
Status	Active

## Community Information

Address	I-49 Highway
Subdivision	N/A



City	Alexandria
County	Rapides
State	Louisiana
Zip Code	71302

### **Amenities**

Utilities	Sewer Not Available, Water Not Available
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### **Exterior**

Lot Description	Acreage, Outside City Limits
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### **Additional Information**

Zoning	None
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