



Klein farms 35 acres

35 +/- Acres | East Feliciana Parish, LA | \$519,000



ADDRESS

0 Gross Rd
Clinton, LA 70722

LOCATION

From Clinton LA head south on Hwy 67 (Plank Rd) for 4.5 miles and Gross Rd will be on your left. Drive down gross rd for approx one mile and the private gravel road / driveway will be on your left. Property gate is at the end of the gravel drive on your left.

PROPERTY SUMMARY

35 acres just perfect for a mini-farm homestead just south of Clinton. Far enough away from the city to have your quiet private homestead, all while only being a 30-minute drive into Baton Rouge for any of your work or errands! This property is part of a large farm that the family is selling due to downsizing and is waiting for its new owner to bring their building plans/farm plans to it. The majority of the property is high cleared pasture with plenty of room to build your home or barndominium while still having room for the horses, cows, or any other animals. There's a pond on the property for fishing and there's an area behind the pond to develop an even larger lake if you choose! Towards the back of the property is a natural draw/drainage that has timber growing in it and 2 more cleared areas for either more pastureland for your farm animals or would make great food plots for deer and turkey hunting. Seller also to transfer 50% of his mineral rights with an acceptable offer!

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National Land Realty
37283 Swamp Road
Unit 702
Prairieville, LA 70769
Nationalland.com



Brandon Wilkins
Office: 225-401-3499
Cell: 225-362-1042
Fax: 864-331-1610
Bwilkins@nationalland.com

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