

Get back to what really matters

EDGERLY FARMS NORTH

2 lots 40.29 acres each
80.6 acres total
\$4,995 / acre
Calcasieu Parish, LA 70633



Step back in time at Edgerly Farms North, a quiet rural getaway featuring two separate 40.29-acre lots in northern Calcasieu Parish. The surrounding area is quaint and peaceful with crawfish farms, rice fields and cattle grazing. Get away from the stress and come enjoy what really matters. With these wooded properties, you have the opportunity to build a cabin, start your own hobby farm or just sit back and relax.

If you need to fill up your truck or grab some snacks, Edgerly Farms North is less than 5 miles from Dequincy, known for its old fashioned hospitality and history as a railroad town.

Although you'll feel miles away from the sounds of the city, Lake Charles is only 26 miles from Edgerly Farms. Being so close to Lake Charles offers the following advantages:

Excellent employment options – The petrochemical industry's key location on the Gulf of Mexico has made Calcasieu Parish an economic powerhouse. New Geography ranked Lake Charles 6 out of 253 other small cities across the country for job growth.

Variety of entertainment options – Southwest Louisiana hosts more than 75 festivals and carnivals a year and also is home to four major gaming resort properties.

Educational opportunities – Lake Charles's McNeese State University ranks third among public and private schools in Louisiana for both the best average starting salary for its graduates and the best college education value, according to SmartAsset.

When you've had your fill of what the city offers, Calcasieu Parish offers an abundance of outdoor recreational opportunities.



PROPERTY TYPE

Residential
Investment
Recreational



LATITUDE / LONGITUDE

30.4090585825748° / -93.4485309069787°



PROXIMITY & ACCESS

Access off Edgerly Road, a county paved road

4.3 miles (9 min) to Dequincy

27.5 miles (37 min) to Lake Charles

34 min (25.2) miles to Moss Bluff



PARCEL OWNER

Rayonier TRS Louisiana Operations Inc.

PROPERTY ID:

Lot 1 2174

Lot 2 2540



Listed by Mike Moreau



MORROW
LAND GROUP, LLC

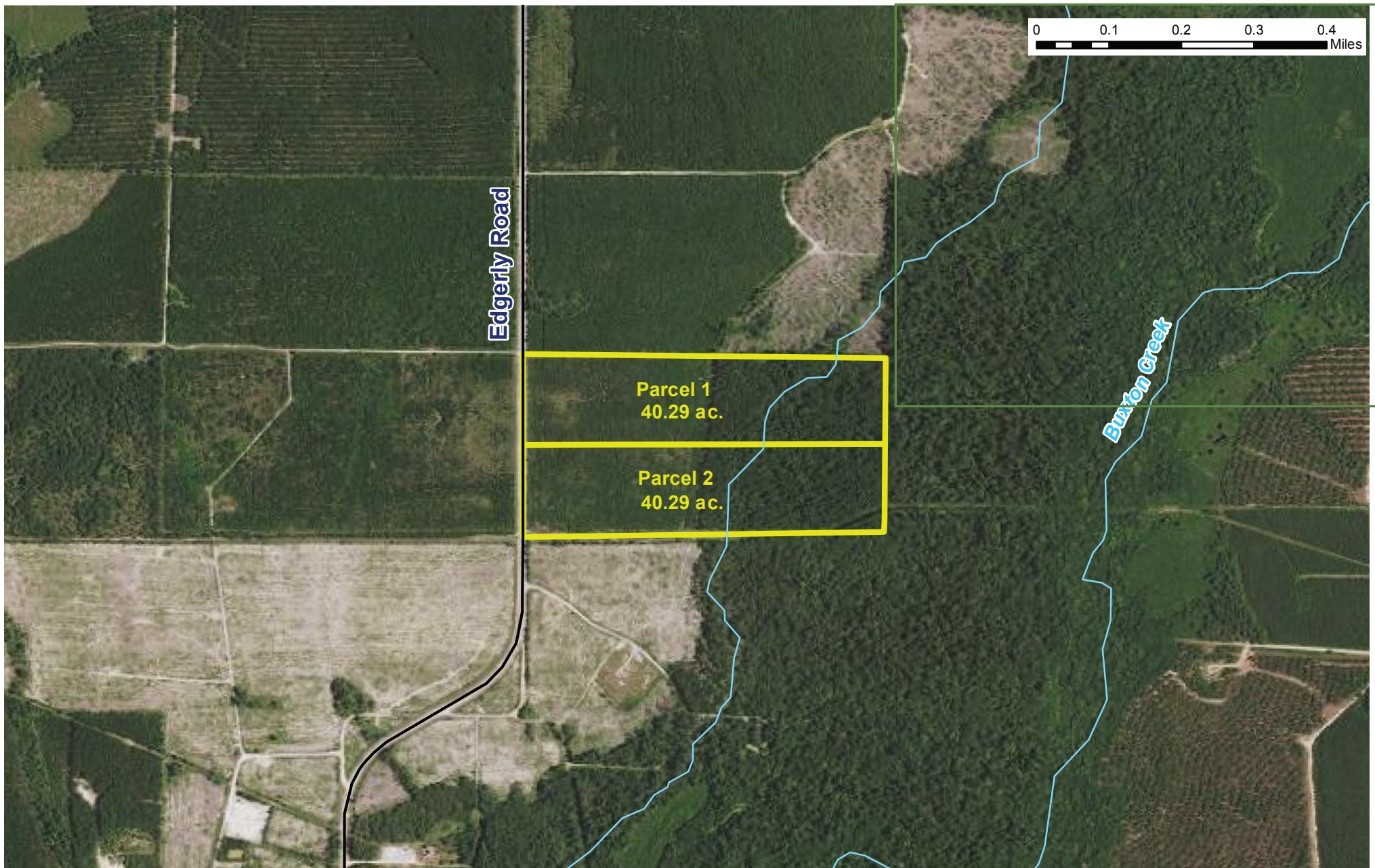
(337) 602-6366

FOR MORE INFORMATION
mike@morrowlandgroup.com
(337) 532-4888
www.edgerlyfarms.com
info@raydientplaces.com



RAYDIENT PLACES + PROPERTIES

DISCLAIMER: Price is subject to change without notice. Photographs and drawings are an artist's conception and are not intended to show specific detailing. The drawings may not be to scale, are not necessarily a representation of property, and are subject to change without notice. The information contained herein, including, but not limited to, the rating of the school district, and the existence of surrounding landmarks, are subject to change. Raydient Inc. is under no obligation to construct or install any facility or improvement. No representation is made with respect to the value of the property described herein or whether the property should be used as an investment. Oral representations cannot be relied upon as correctly stating the representations of Raydient Inc. For correct representations, reference should be made to the purchase contract. This is not an offering in any state where prohibited or otherwise restricted by law.



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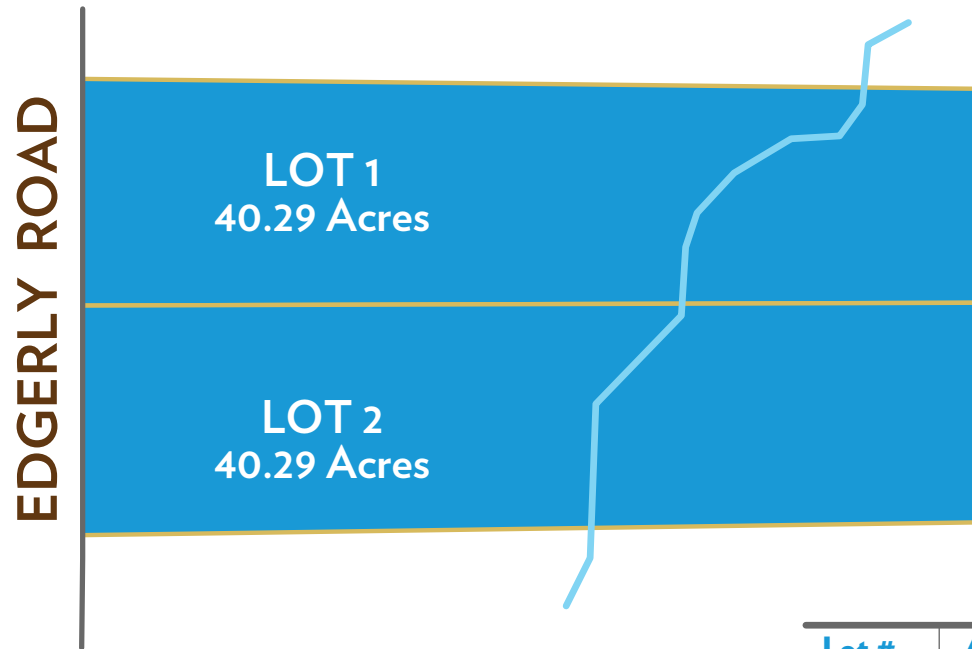
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Lot #	Acreage	Property ID	Price per Acre	Lot Price
Lot 1	40.29 ac.	2174	\$4,995	\$201,249
Lot 2	40.29 ac.	2540	\$4,995	\$201,249



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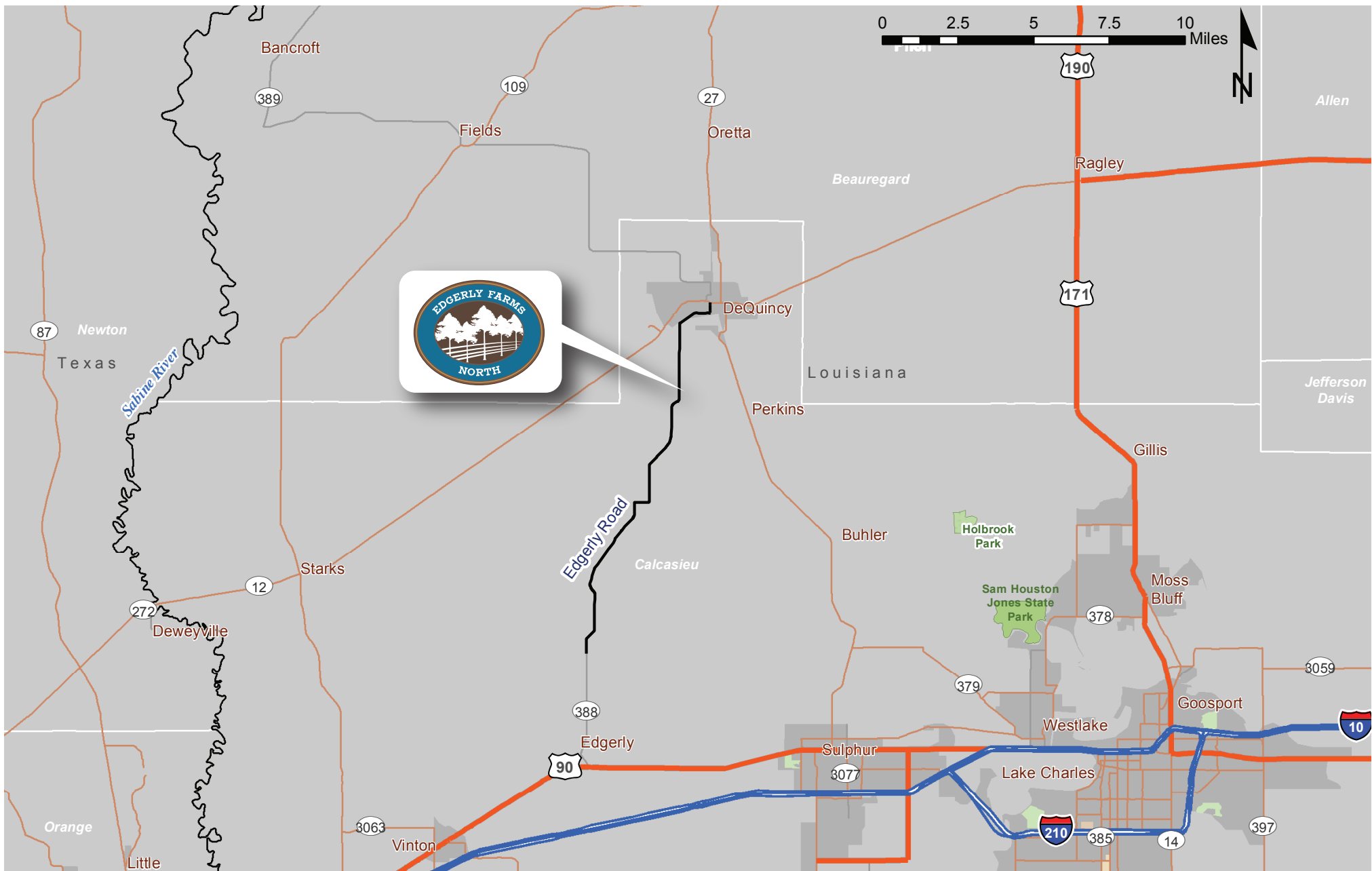
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