



"Your One Stop Real Estate Shop"

LAND & TIMBER | RESIDENTIAL | COMMERCIAL | OIL & GAS

- * ~~ONLY \$810,000.00~~
 - * 60 ac +/- @~~\$13.5k/ac~~
 - * **Multi House sites!!!**
- WILL DIVIDE!!!**

Rare opportunity in W. Felici!!!

60 acres +/- wooded & open land that can be subdivided

- Location, Location, Location!!!
- Incredible Road Frontage
- All Utilities
- Hardwoods & Creeks
- Great Area & Neighbors
- County living w/ peace and quiet
- Address: 13305a Hwy 967,
St. Francisville, LA 70775



Gary W. Stewart

MOBILE: 601-757-3009

gwstewart@4cornerprop.com



Office: 601-952-2828

Fax: 601-510-9446

www.4cplandandhomes.com



More Info:

2,100 ft of Hwy 967 Road Frontage

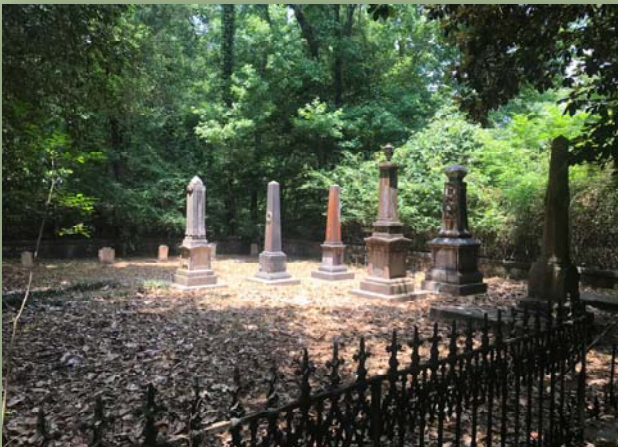
Beautiful Hardwoods and Pine

16 acres +/- of open pasture

Large Creek winding along perimeter of property





RARE OPPORTUNITY in W. FELICIANA PARISH!!!

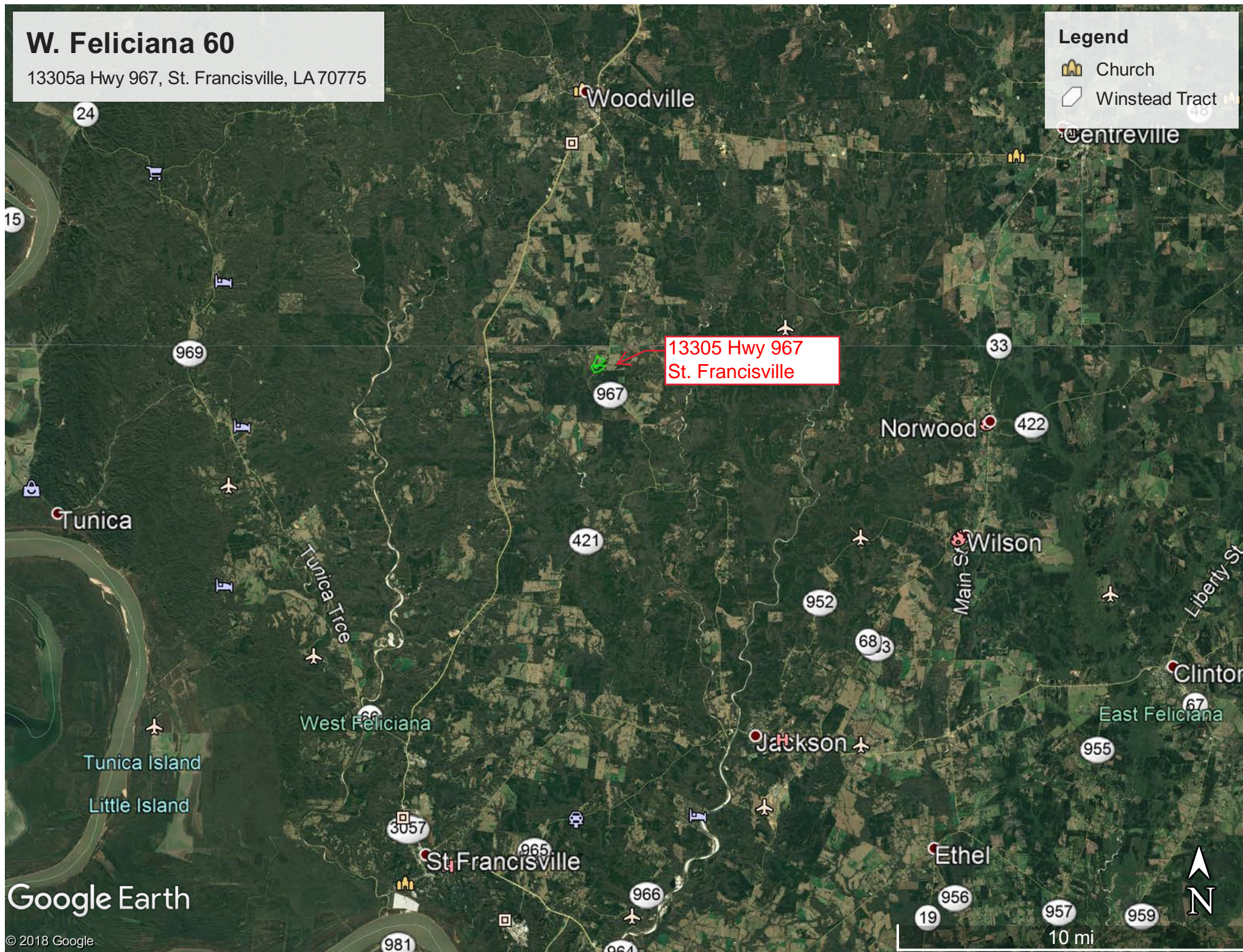


W. Feliciana 60

13305a Hwy 967, St. Francisville, LA 70775

Legend

-  Church
-  Winstead Tract



Google Earth

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VICINITY DRAWING 1 IN. = 2000 FT.

GENERAL NOTES

- 1) BEARINGS ARE LAMBERT SOUTH ZONE FROM GPS OBSERVATIONS.
- 2) THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.
- 3) NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY SHOWN ON THIS SURVEY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. NO REPRESENTATION IS MADE THAT ALL BURDENS ON THIS PROPERTY ARE SHOWN HEREON.
- 4) NO WETLANDS DETERMINATION WAS REQUESTED NOR MADE FOR THE PROPERTY SHOWN ON THIS PLAT.
- 5) SEWAGE DISPOSAL: NO PERSON SHALL PROVIDE A METHOD OF WASTEWATER DISPOSAL UNTIL THAT METHOD HAS BEEN APPROVED BY THE WEST FELICIANA PARISH HEALTH UNIT.
- 6) ZONING: R-A
- 7) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2202450004B, DATED 2/13/1979, THIS PROPERTY IS LOCATED IN FLOOD ZONE C.
- 8) THE POINT OF BEGINNING (P.O.B.) IS THE INTERSECTION OF BEECH GROVE ROAD AND LA HWY 967.
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- 10) THE UTILITY SERVITUDE SHOWN HEREON AND IDENTIFIED AS UTILITY SERVITUDE IS CREATED AND ESTABLISHED FOR THE BENEFIT OF THE PUBLIC FOR THE LOCATION, INSTALLATION, REPAIR, REPLACEMENT, AND FULL UTILIZATION OF ALL PUBLIC UTILITIES.

REFERENCE DRAWING:

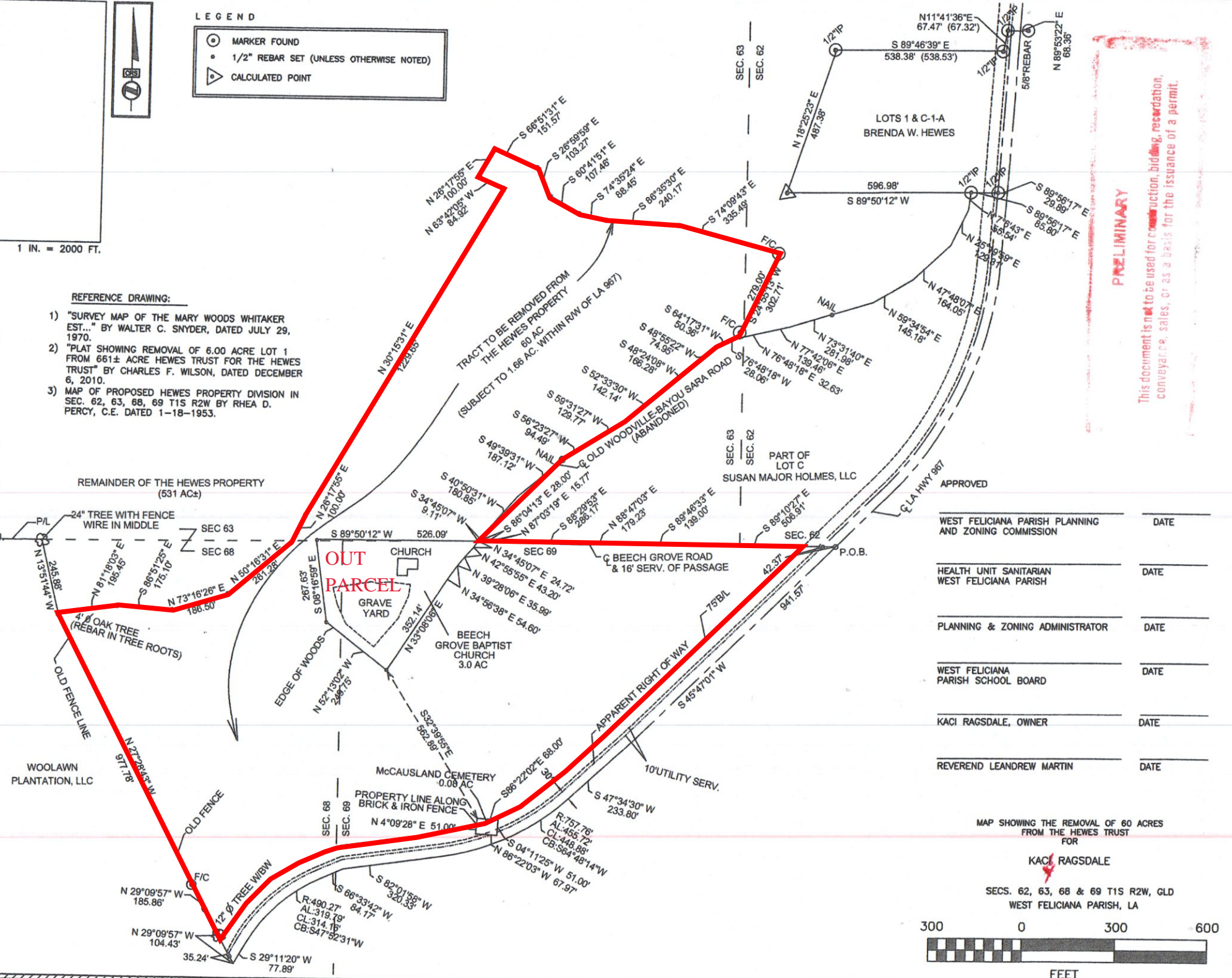
- 1) "SURVEY MAP OF THE MARY WOODS WHITAKER EST..." BY WALTER C. SNYDER, DATED JULY 29, 1970.
- 2) "PLAT SHOWING REMOVAL OF 6.00 ACRE LOT 1 FROM 661± ACRE HEWES TRUST FOR THE HEWES TRUST" BY CHARLES F. WILSON, DATED DECEMBER 6, 2010.
- 3) MAP OF PROPOSED HEWES PROPERTY DIVISION IN SEC. 62, 63, 68, 69 T1S R2W BY RHEA D. PERCY, C.E. DATED 1-18-1953.

CHARLES R. ST. ROMAIN
PROFESSIONAL LAND SURVEYOR REG. NO. 4415
6988 ISLAND ROAD, JARREAU, LA.
225-627-4030

DRAWING DATE: MARCH 8, 2019

LEGEND

- MARKER FOUND
- 1/2" REBAR SET (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT



PRELIMINARY

This document is not to be used for construction, bidding, recordation, conveyance, sales, or as a basis for the issuance of a permit.

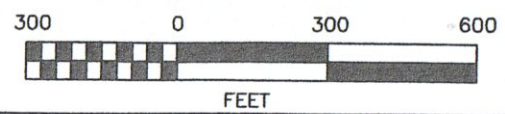
APPROVED

WEST FELICIANA PARISH PLANNING AND ZONING COMMISSION	DATE
HEALTH UNIT SANITARIAN WEST FELICIANA PARISH	DATE
PLANNING & ZONING ADMINISTRATOR	DATE
WEST FELICIANA PARISH SCHOOL BOARD	DATE
KACI RAGSDALE, OWNER	DATE
REVEREND LEANDREW MARTIN	DATE

MAP SHOWING THE REMOVAL OF 60 ACRES FROM THE HEWES TRUST FOR

KACI RAGSDALE

SECS. 62, 63, 68 & 69 T1S R2W, GLD
WEST FELICIANA PARISH, LA



W. Feliciana 60

13305a Hwy 967, St. Francisville, LA 70775

State Line

Legend



Church



Winstead Tract

Cr 400

13305 Hwy 967
St. Francisville, LA

Hall Rd

Cr 714

967

Google Earth

© 2018 Google

3000 ft



W. Feliciana 60
13305a Hwy 967, St. Francisville, LA 70775


W. Feliciana 60
13305a Hwy 967, St. Francisville, LA 70775


Legend

 Church


 Winstead Tract


Legend

 Church


 Winstead Tract


Legend

 Church


 Winstead Tract


Legend

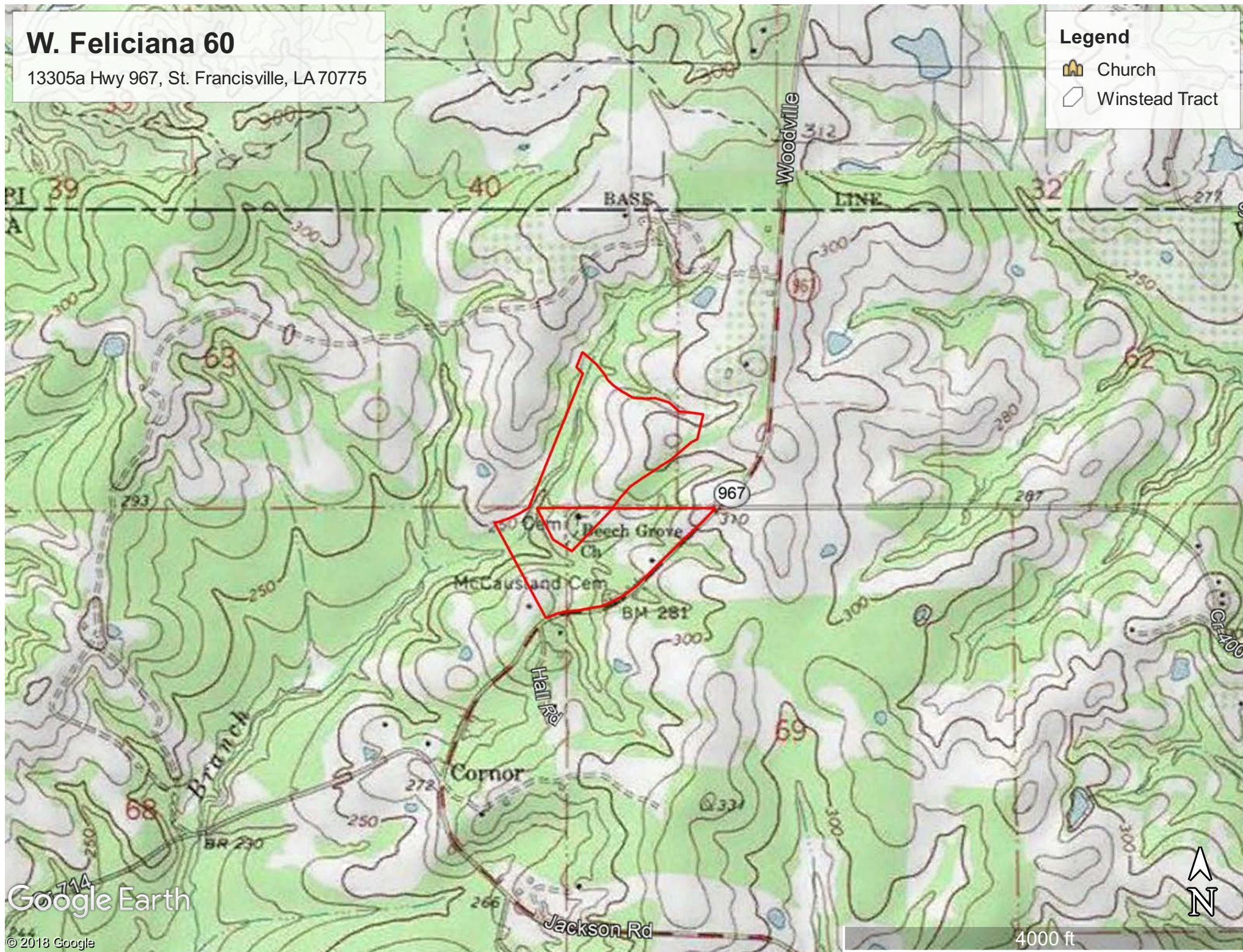
 Church

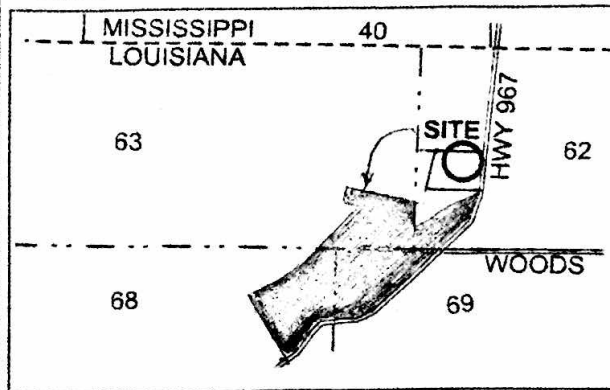
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LEGEND

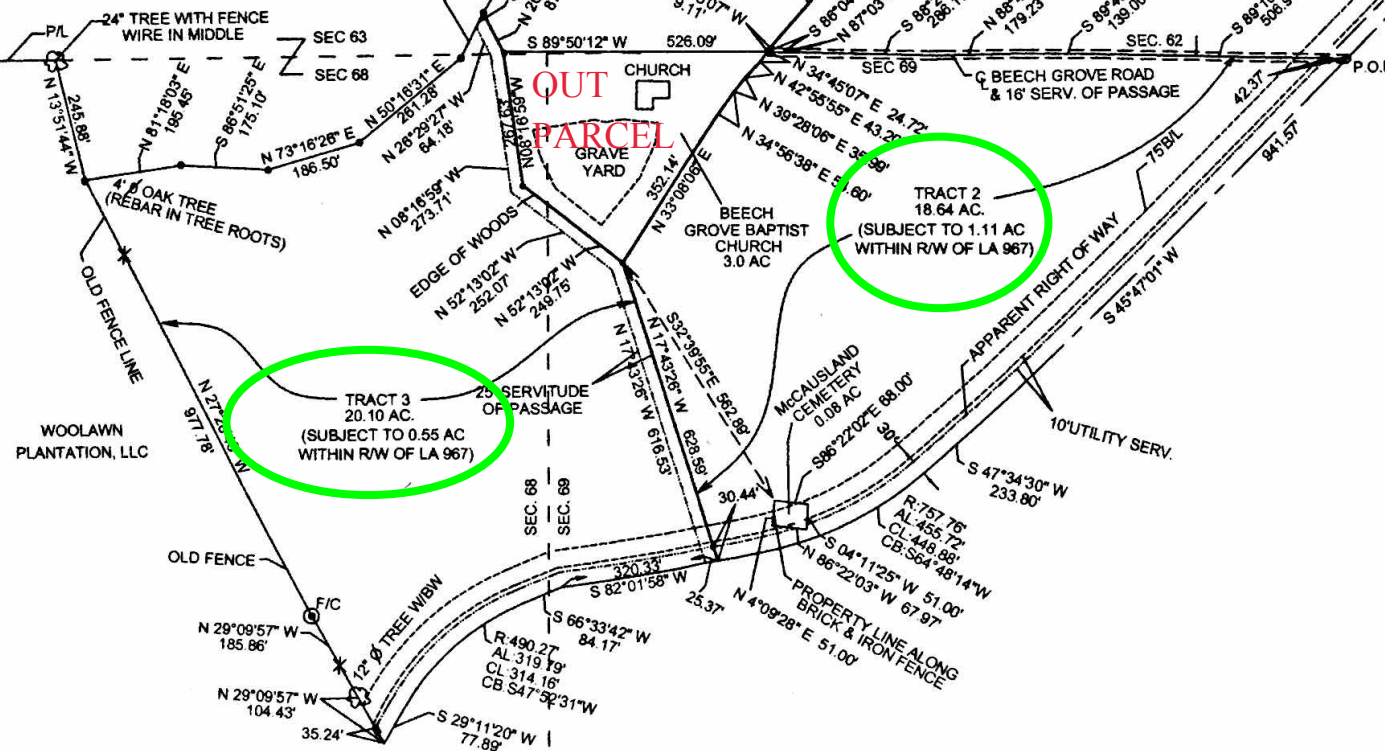
- MARKER FOUND
- 1/2" REBAR SET (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- * FENCE LINE

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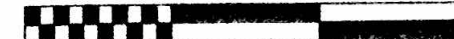
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HEALTH UNIT SANITARIAN WEST FELICIANA PARISH	DATE
PLANNING & ZONING ADMINISTRATOR	DATE
WEST FELICIANA PARISH SCHOOL BOARD	DATE
KACY RAGSDALE, OWNER	DATE
KATHRYN WINSTEAD, OWNER	DATE
MICHELLE FREEMAN, OWNER	DATE
BRENDA HEWES, USUFRUCT	DATE

MAP SHOWING THE REMOVAL OF TRACTS 1, 2 & 3 FROM THE HEWES TRUST FOR

KACY RAGSDALE

SECS. 62, 63, 68 & 69 T1S R2W, GLO WEST FELICIANA PARISH, LA

300 0 300 600



FEET

CHARLES R. ST. ROMAN
PROFESSIONAL LAND SURVEYOR REG. NO. 4415
6988 ISLAND ROAD, JARREAU, LA.
225-627-4030

DRAWING DATE: MARCH 22, 2019