

22 Acres | T-3 | State Road 3205 | 304337  
State Road 3205  
Oakdale, LA 71463

**\$110,000**  
22± Acres  
Allen County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)

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**Oakdale, LA / Allen County**

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### **SUMMARY**

**Address**

State Road 3205

**City, State Zip**

Oakdale, LA 71463

**County**

Allen County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

30.850211 / -92.695281

**Taxes (Annually)**

667

**Acreage**

22

**Price**

\$110,000

**Property Website**

<https://homelandprop.com/property/22-acres-t-3-state-road-3205-304337-allen-louisiana/88227/>



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### **PROPERTY DESCRIPTION**

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First Time Open Market Offering - 4 Tracts along Sam Cloud Rd./State Road 3205, Oakdale, LA

First time open market offering of four tracts ranging from 17-22 acres each, located just outside of Oakdale along Sam Cloud Road. Each tract features a mix of timber and natural habitat with good road frontage, offering excellent potential for rural homesites, or recreational use. Electricity is available. Well and septic needed.

Highlights:

- 4 individual tracts ranging from 17-22 acres
  - Located along Sam Cloud Rd, just outside Oakdale
  - Mix of timber and natural habitat
  - Electricity available
  - Ideal for homesites, recreation
- 

**Utilities:** Electric available

**Utility Provider:** CLECO



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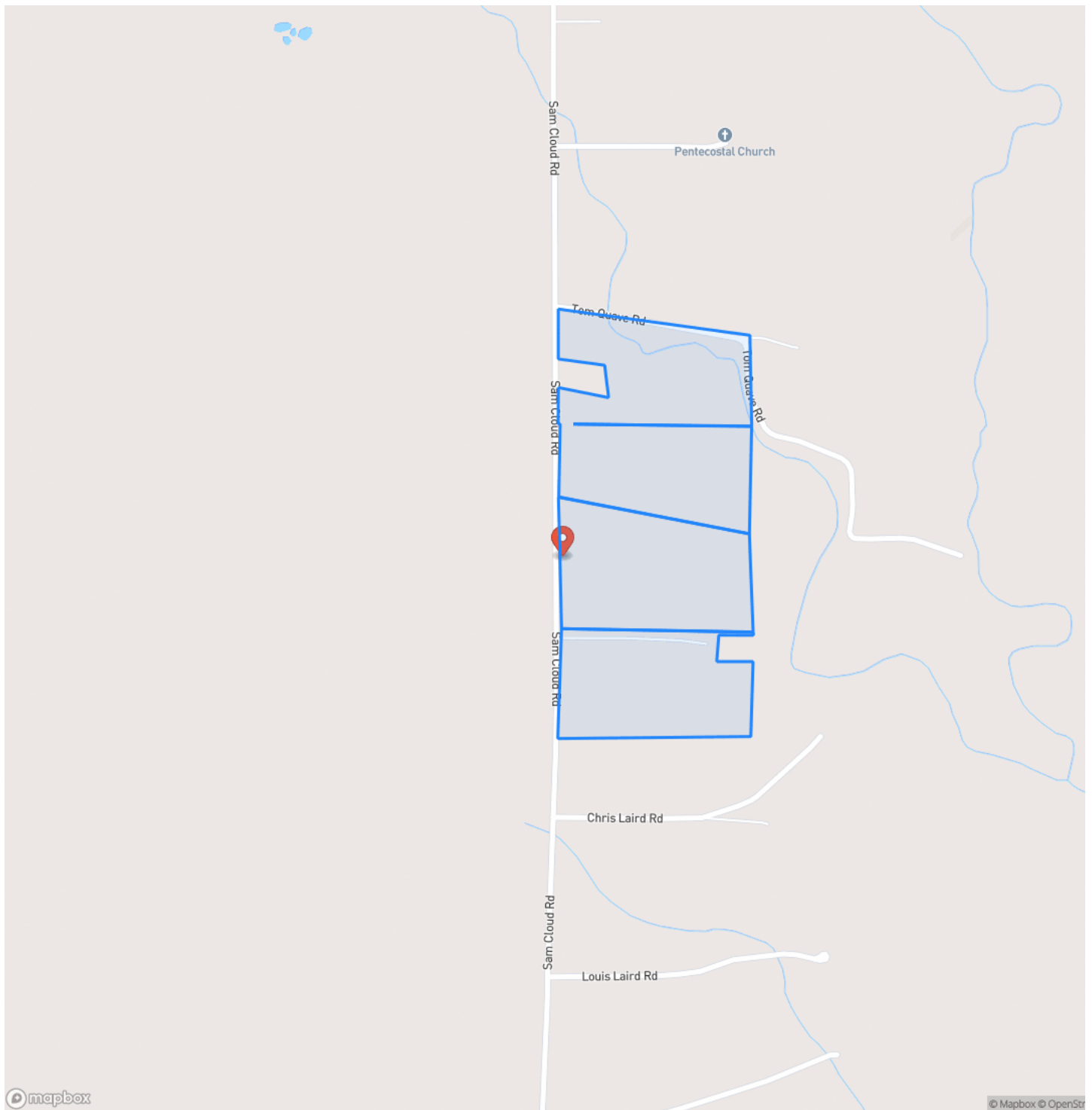
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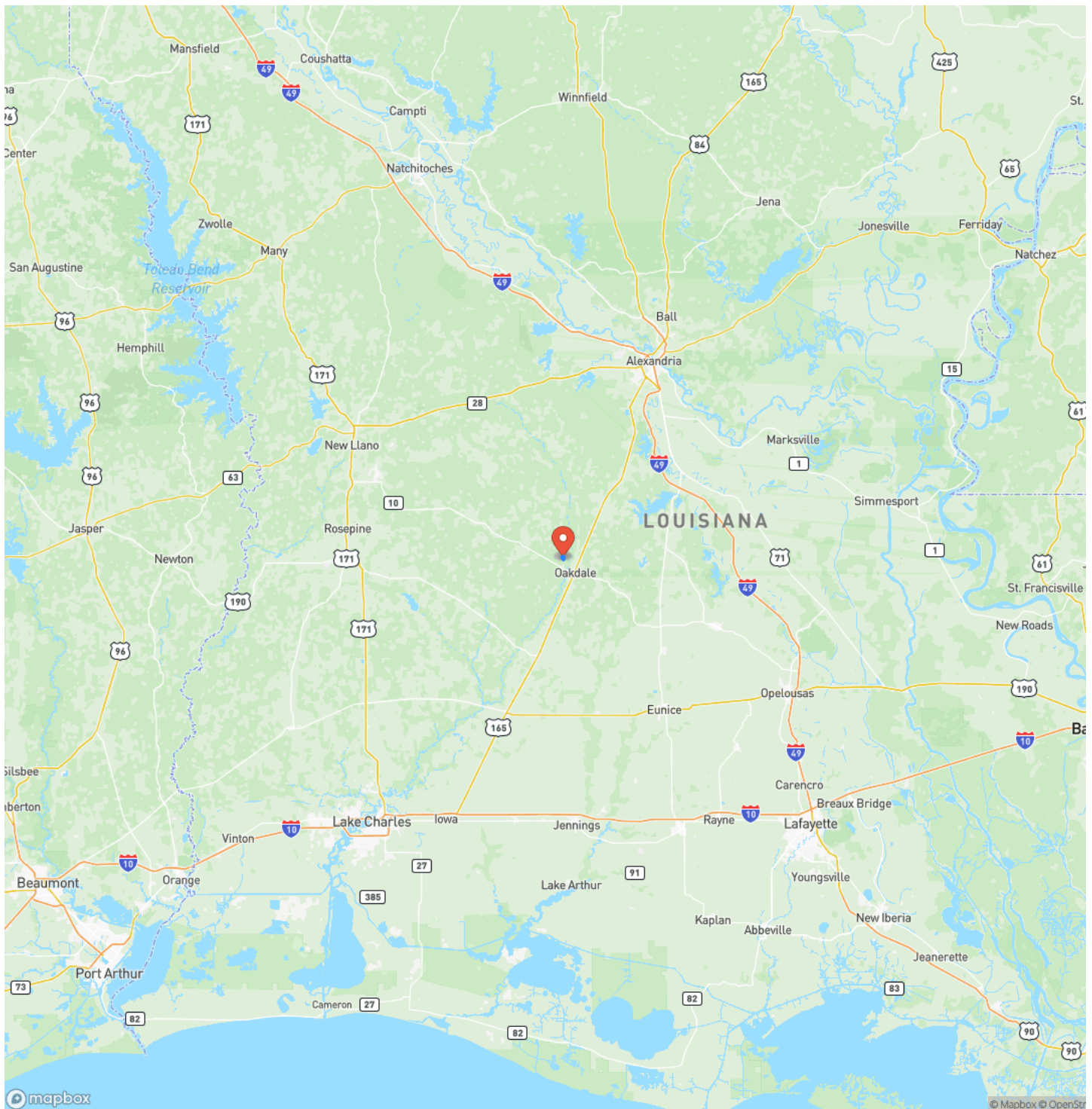
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## Locator Map



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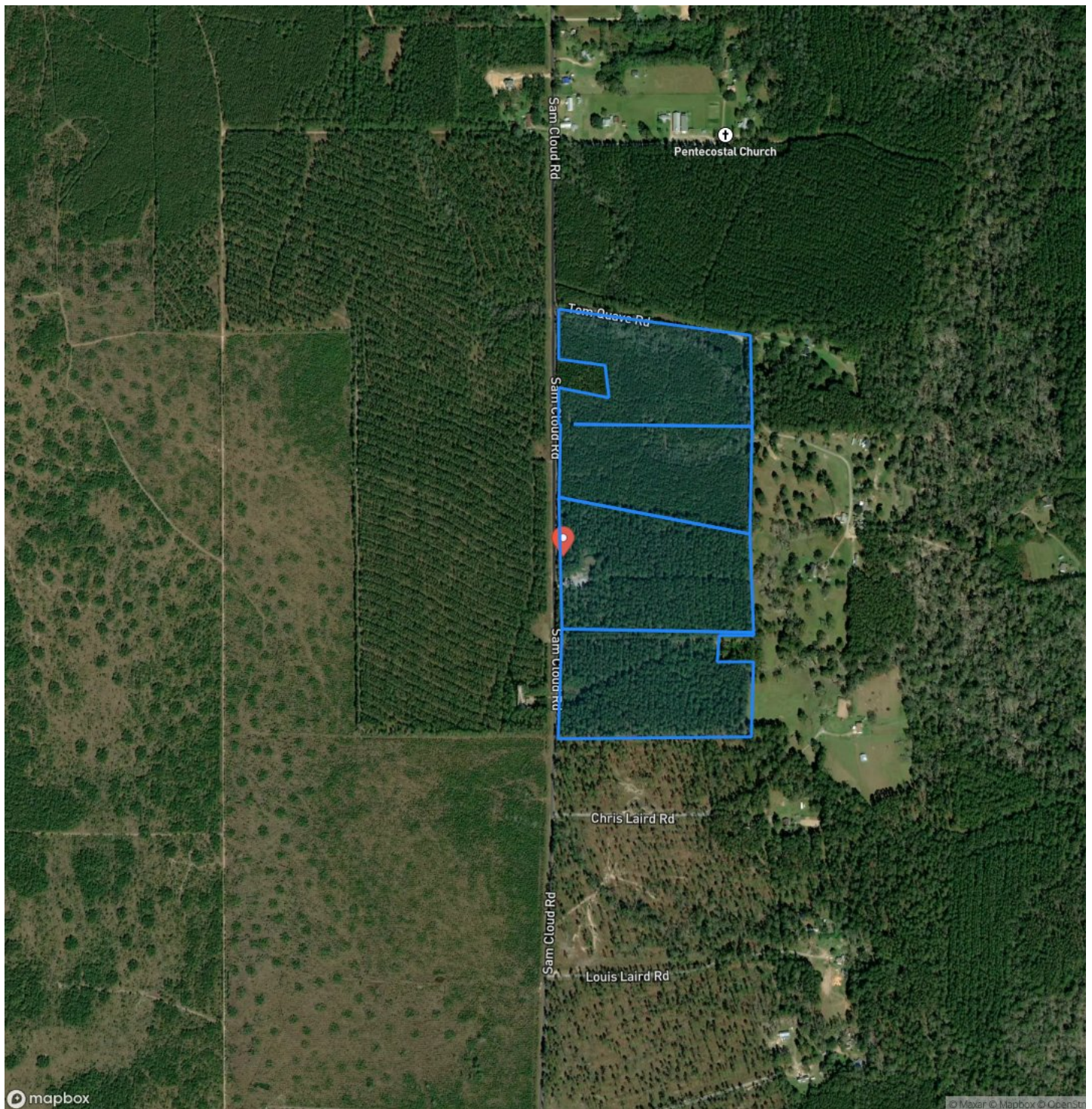


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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Walker Powell

## Mobile

(936) 661-9442

## Office

(936) 295-2500

## Email

walker@homelandprop.com

**Address**

1600 Normal Park Dr

## City / State / Zip

## NOTES



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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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**Legal Description Disclaimer:** Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

**Easement Disclaimer:** Visible and apparent and/or marked in field.



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