

227 Acres | Highway 165 | Allen Parish, LA | 301005
Highway 165
Kinder, LA 70648

\$1,021,500
227± Acres
Allen County



227 Acres | Highway 165 | Allen Parish, LA | 301005

Kinder, LA / Allen County

SUMMARY

Address

Highway 165

City, State Zip

Kinder, LA 70648

County

Allen County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

30.574996 / -92.792028

Taxes (Annually)

478

Acreage

227

Price

\$1,021,500

Property Website

<https://homelandprop.com/property/227-acres-highway-165-allen-parish-la-301005-allen-louisiana/88094/>



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PROPERTY DESCRIPTION

227 acres off Hwy 165 between Kinder and Oberlin, LA.

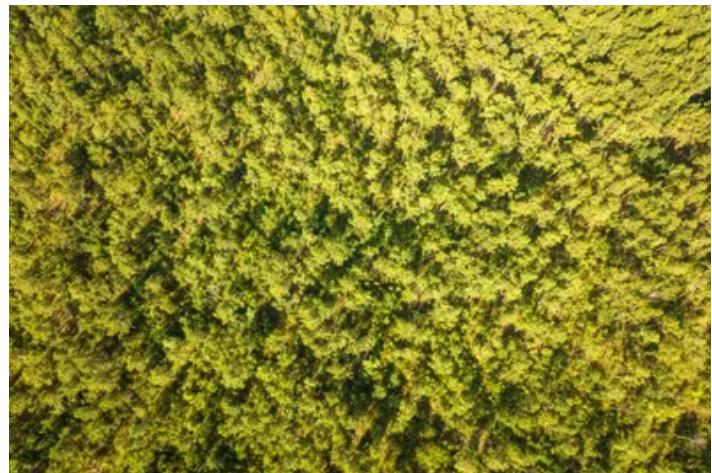
First time open market offering with approximately 2,800 feet of highway frontage and power available. The property is heavily timbered, with a portion already thinned along the front. Excellent opportunity for development with great visibility and access, or ideal for hunting and recreational use.

- **Approx. 2,800 ft. of Hwy 165 frontage**
- **Timbered property with a portion thinned at the front**
- **Power available on site**
- **First time open market offering**
- **Versatile opportunity - development, hunting, or recreation**

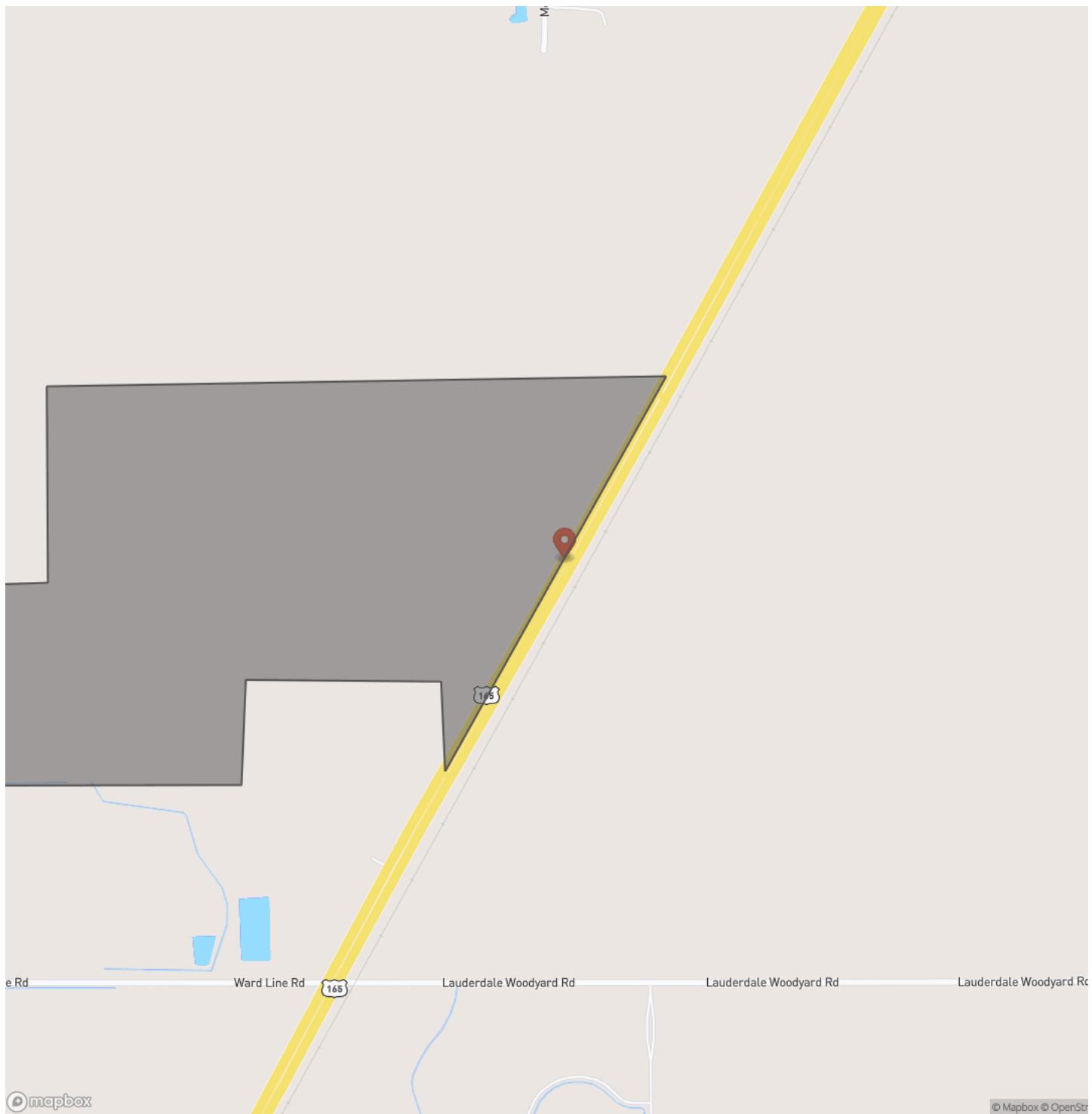
Utilities: Electric available

Utility Providers: CLECO Power

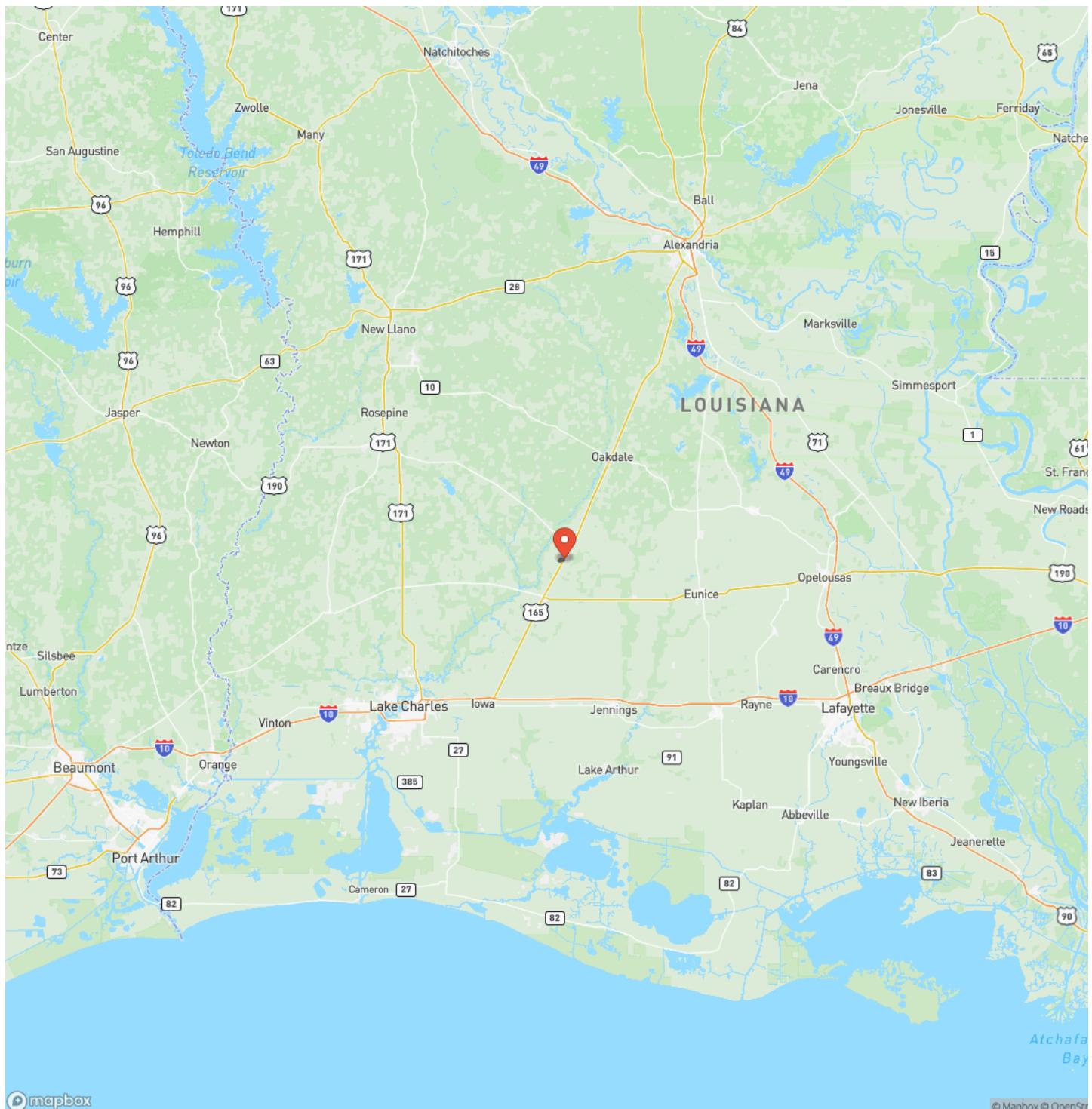
227 Acres | Highway 165 | Allen Parish, LA | 301005
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Locator Map



Locator Map



227 Acres | Highway 165 | Allen Parish, LA | 301005
Kinder, LA / Allen County

Satellite Map



**227 Acres | Highway 165 | Allen Parish, LA | 301005
Kinder, LA / Allen County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Walker Powell

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Address

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City / State / Zip

NOTES



MORE INFO ONLINE:

www.homelandprop.com

NOTES



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DISCLAIMERS

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Acreage, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

Tax Disclaimer: Approximately \$5/Acre/Year with Timber Exemption. Homeland Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

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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