Stunning 37+/- acre Estate With Development Opportunities
6019 Highway 17 North
Delhi, LA 71232

$1,400,000
37± Acres
Richland County







SUMMARY

Address
6019 Highway 17 North

City, State Zip
Delhi, LA 71232

County
Richland County

Type
Undeveloped Land

Latitude / Longitude
32.477581 / -91.489458

Taxes (Annually)
$2,632

Dwelling Square Feet
2,800

Bedrooms / Bathrooms
4 / 3.5

Acreage
37

Price
$1,400,000

Property Website
americas.land





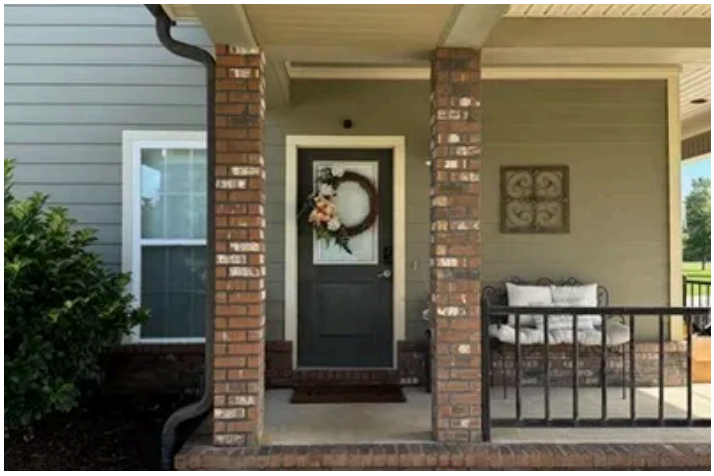


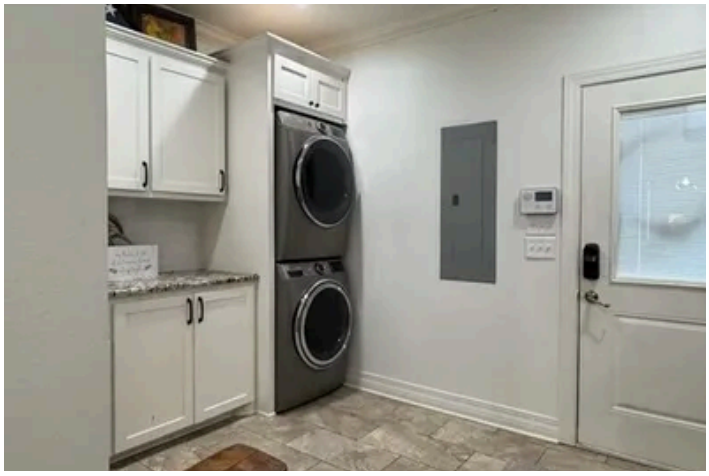
PROPERTY DESCRIPTION

PRICE REDUCED!!! Just minutes from Delhi and adjacent to the stunning Poverty Point Lake and State Park, this exceptional 37-acre estate is a rare gem! Located less than 10 miles east of Meta, this prime development property is perfect for discerning buyers seeking luxury anc opportunity.

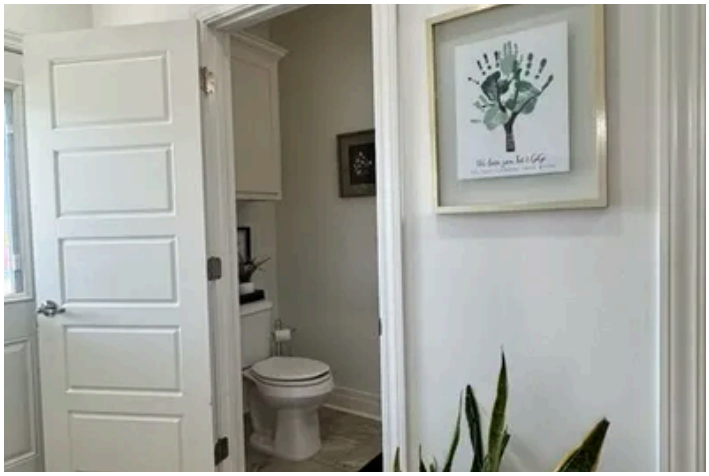
This beautifully designed 4-bedroom, 3.5-bath home boasts an open-concept layout that effortlessly combines comfort and elegance. With two spacious master suites and a gourmet kitchen equipped for culinary enthusiasts, it's the ideal space for hosting gatherings or enjoying quiet family moments. Wake up to breathtaking sunrises over the inviting saltwater swimming pool, and unwind during tranquil sunsets by the serene, fully stocked ponds. The expansive back porch, complete with a cozy fireplace, is perfect for entertaining or simply relaxing while watching wildlife in your sprawling backyard. For added convenience, an insulated shop nearby includes a vehicle lift, a "man cave" with a full bathroom, a secure walk-in safe, and a vibrant game room, catering to hobbyists, professionals, and investors alike. You will love the vast possibilities this estate offers! Ride your horse or ATV, explore nature on the park's scenic hiking trails, and fish for bass and bream in your fully stocked ponds. With the Poverty Point Reservoir nearby, enjoy boating adventures or a round of golf at the prestigious Black Bear championship course.

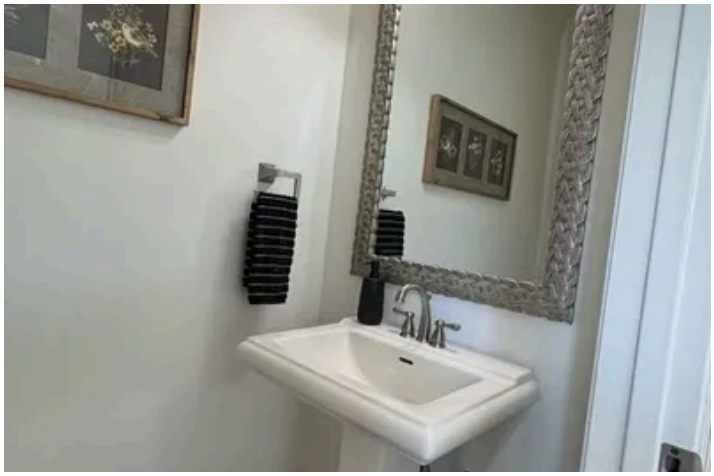
Whether you're looking for a private sanctuary, a recreational retreat, a venue to entertain, or development opportunities, this estate provides all the desired attributes! Don't miss your chance to own this unique estate where beauty meets functionality at the intersection of opportunity. Schedule your exclusive tour today and discover everything this extraordinary property has to offer!









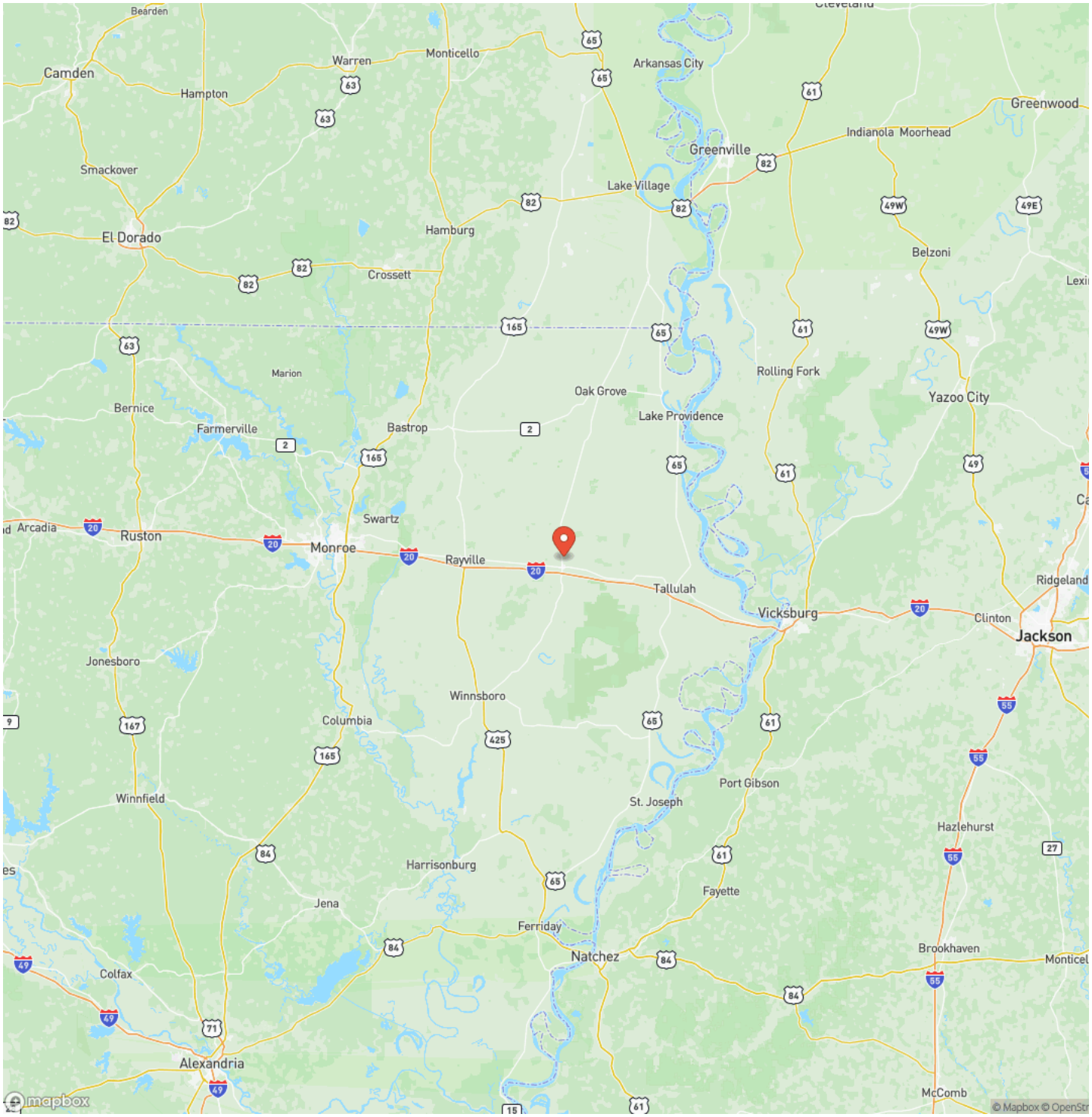




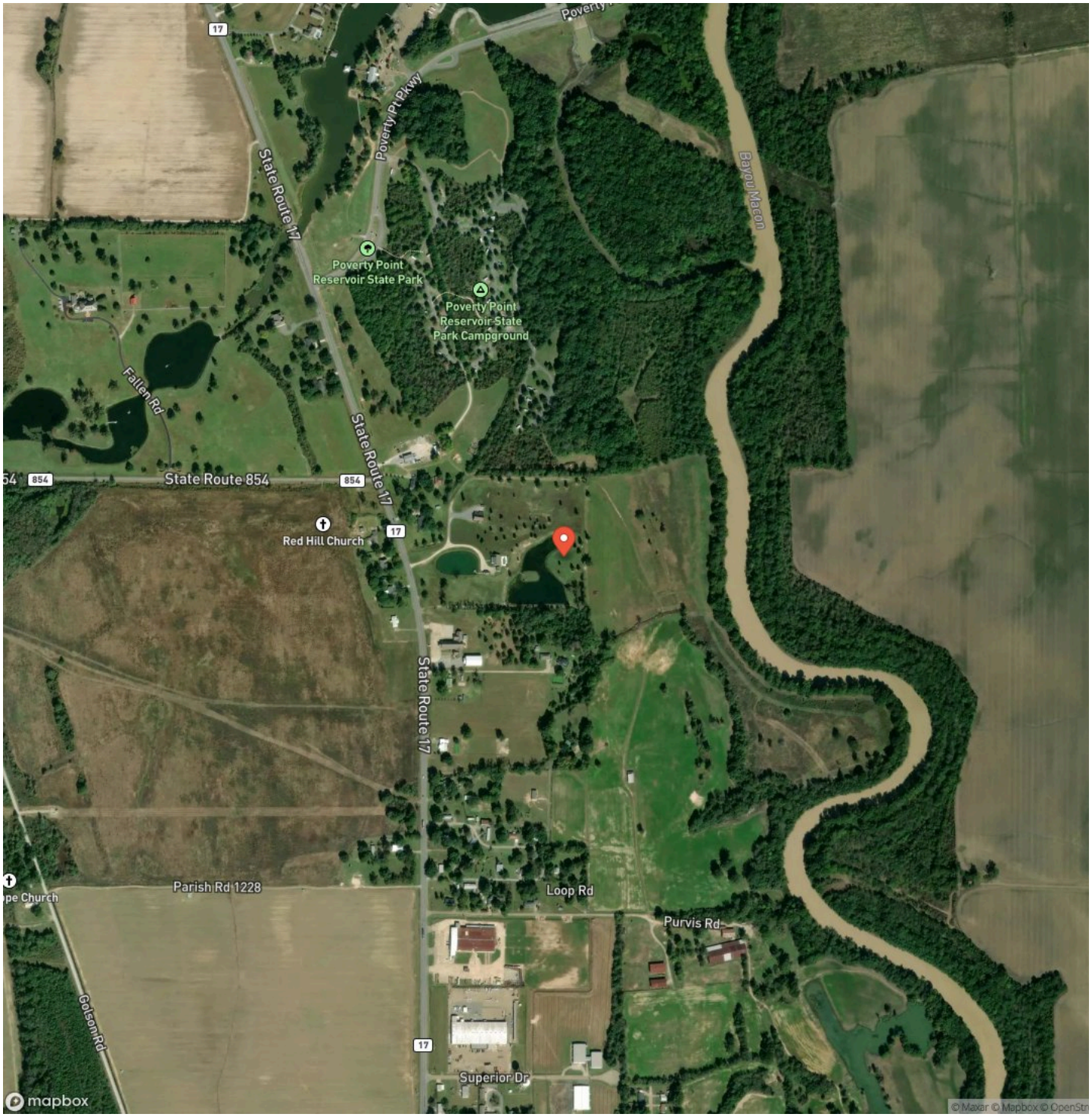
Locator Map


17
Poverty Pt Pkwy
State Route 17
Bayou Macon
Poverty Point Reservoir State Park
Poverty Point Reservoir State Park Campground
Fallen Rd
State Route 854
854
Red Hill Church
Parish Rd 1228
Loop Rd
Purvis Rd
Golson Rd
Superior Dr
mapbox
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Locator Map


Bearden
Camden
Hampton
Warren
Monticello
Arkansas City
Greenwood
Indianola
Moorhead
Greenville
Smackover
Lake Village
El Dorado
Hamburg
Crossett
Belzoni
Marion
Rolling Fork
Oak Grove
Yazoo City
Bernice
Farmerville
Bastrop
Lake Providence
Swartz
Arcadia
Ruston
Monroe
Rayville
Tallulah
Ridgeland
Vicksburg
Clinton
Jackson
Jonesboro
Winnsboro
Columbia
Port Gibson
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Satellite Map



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