

19.45± ACRES
CALDWELL PARISH, LA
\$75,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

THE CALDWELL 19.45

PROPERTY PROFILE

LOCATION:

- Hawkins Road
Kelly, LA 71441
- Caldwell Parish
- 13.3± Miles SW of Columbia
- 20± Miles W of the Boeuf WMA
- 45± Miles S of Monroe

COORDINATES:

- 31.9482, -92.173

TAX INFORMATION:

- 2025 Taxes: \$77.28

PROPERTY USE:

- Potential Home/Cabin Site
- Hunting & Fishing
- Recreational
- Investment

PROPERTY INFORMATION:

- 19.45± Rural Acres
- Recently Harvested Timber
- Rolling Hills
- Parish Road Access
- Abundant Wildlife
- Utilities Available



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BART ATTAWAY

LAND SPECIALIST

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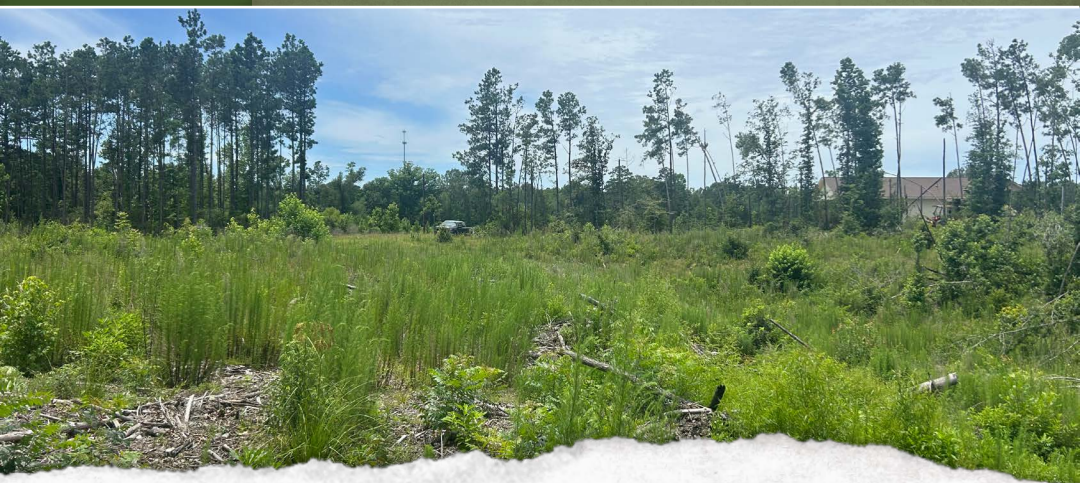
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WELCOME TO THE CALDWELL 19.45

INTRODUCING THE CALDWELL 19.45 IN KELLY, LOUISIANA, NOT FAR FROM COLUMBIA! This beautiful 19.45± acre rural property is nestled in the quiet countryside of Caldwell Parish. Offering a peaceful setting with ample space to build your dream home, establish a weekend retreat, or create your own private getaway, this property combines the beauty of country living with the convenience of nearby amenities. Surrounded by mature timber, open skies, and the natural beauty of northeast Louisiana, it provides an ideal setting for those seeking privacy and outdoor recreation.

Conveniently located just a short drive from Columbia, Grayson, and Winnsboro, the Caldwell 19.45 offers easy access to shopping, dining, schools, and everyday necessities while maintaining the seclusion and tranquility of a rural setting. The area is well known for its abundant wildlife, nearby hunting opportunities, fishing, and outdoor recreation, making it an excellent choice for nature enthusiasts, sportsmen, or anyone looking to enjoy Louisiana's Sportsman's Paradise. Whether you're searching for a homesite, recreational property, or long-term investment, this versatile tract offers endless possibilities in one of northeast Louisiana's most desirable rural areas.

Contact Bart Attaway today to schedule a private showing and experience #TheSmallTownWay.



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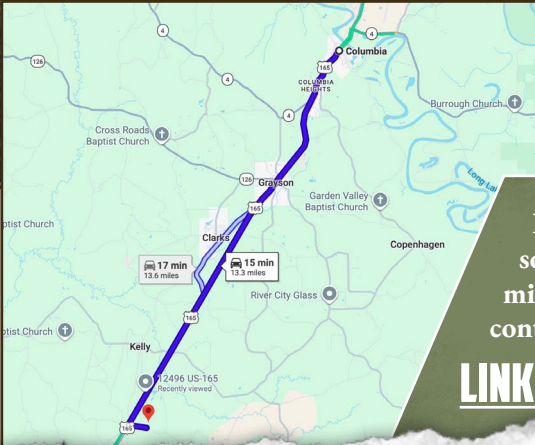
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Directions From Columbia, LA: Travel south on US Highway 165 for 12.7 miles. Turn left onto Hawkins Road and continue 0.5 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS



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