**Hepzibah Rd. 53 Acres**
**TBD Hepzibah Rd.**
**Clinton, LA 70722**

**$392,000**
**53.24± Acres**
**East Feliciana County**









**MORE INFO ONLINE:**

**https://americas.land/**

## SUMMARY

**Address**
TBD Hepzibah Rd.

**City, State Zip**
Clinton, LA 70722

**County**
East Feliciana County

**Type**
Hunting Land, Timberland, Undeveloped Land, Recreational Land

**Latitude / Longitude**
30.89032 / -90.906562

**Taxes (Annually)**
$56

**Acreage**
53.24

**Price**
$392,000

**Property Website**
https://americas.land/property/hepzibah-rd-53-acres/east-feliciana/louisiana/105208/







## PROPERTY DESCRIPTION

Discover the perfect blend of privacy, natural beauty, recreation, and investment potential with this exceptional 53.24-acre tract in East Feliciana Parish, located on Hepzibah Road just 7 miles east of Clinton and only about an hour from Baton Rouge.

This beautiful wooded property features approximately 1,250 feet of road frontage on Hepzibah Road and offers a diverse mix of mature hardwood and pine timber, creating a scenic setting ideal for a private estate, recreational retreat, or future development. Along the north boundary of the property, a sandy running creek winds through a picturesque creek bottom, adding year-round natural beauty, privacy, and excellent wildlife habitat.

The property offers deer and turkey hunting opportunities, making it an ideal weekend getaway or recreational tract while still providing excellent homesite potential. With no flood zone concerns, the land is well suited for building a dream homestead, establishing a family compound, or taking advantage of the substantial road frontage by dividing the property into several residential lots for resale.

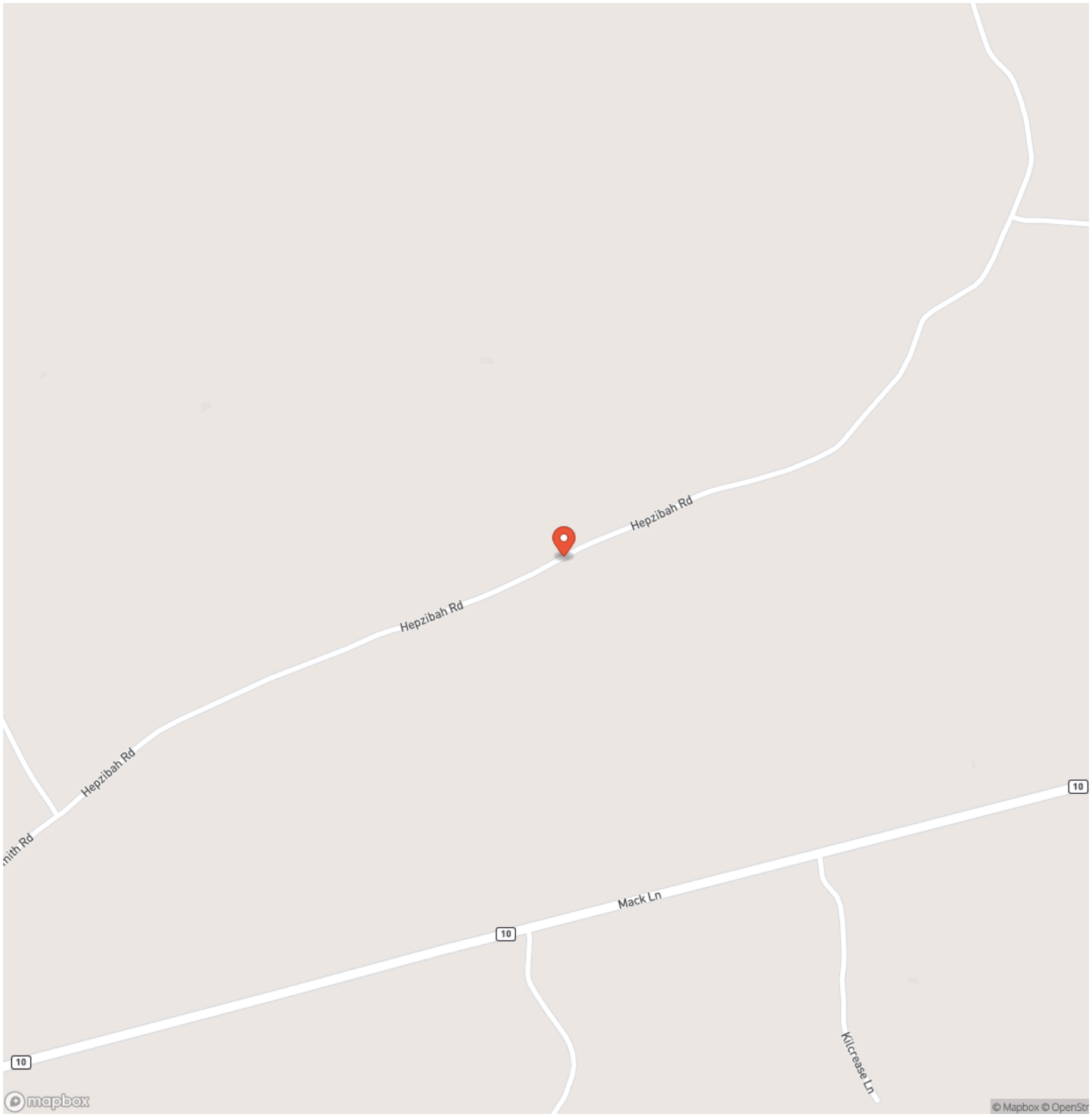
The combination of mature timber, abundant wildlife, beautiful terrain, and convenient access to Clinton and Baton Rouge makes this a rare opportunity in one of Louisiana's most desirable rural areas. Whether you are searching for a peaceful country homesite, hunting property, or long-term investment, this East Feliciana Parish tract offers exceptional versatility and timeless Louisiana beauty.



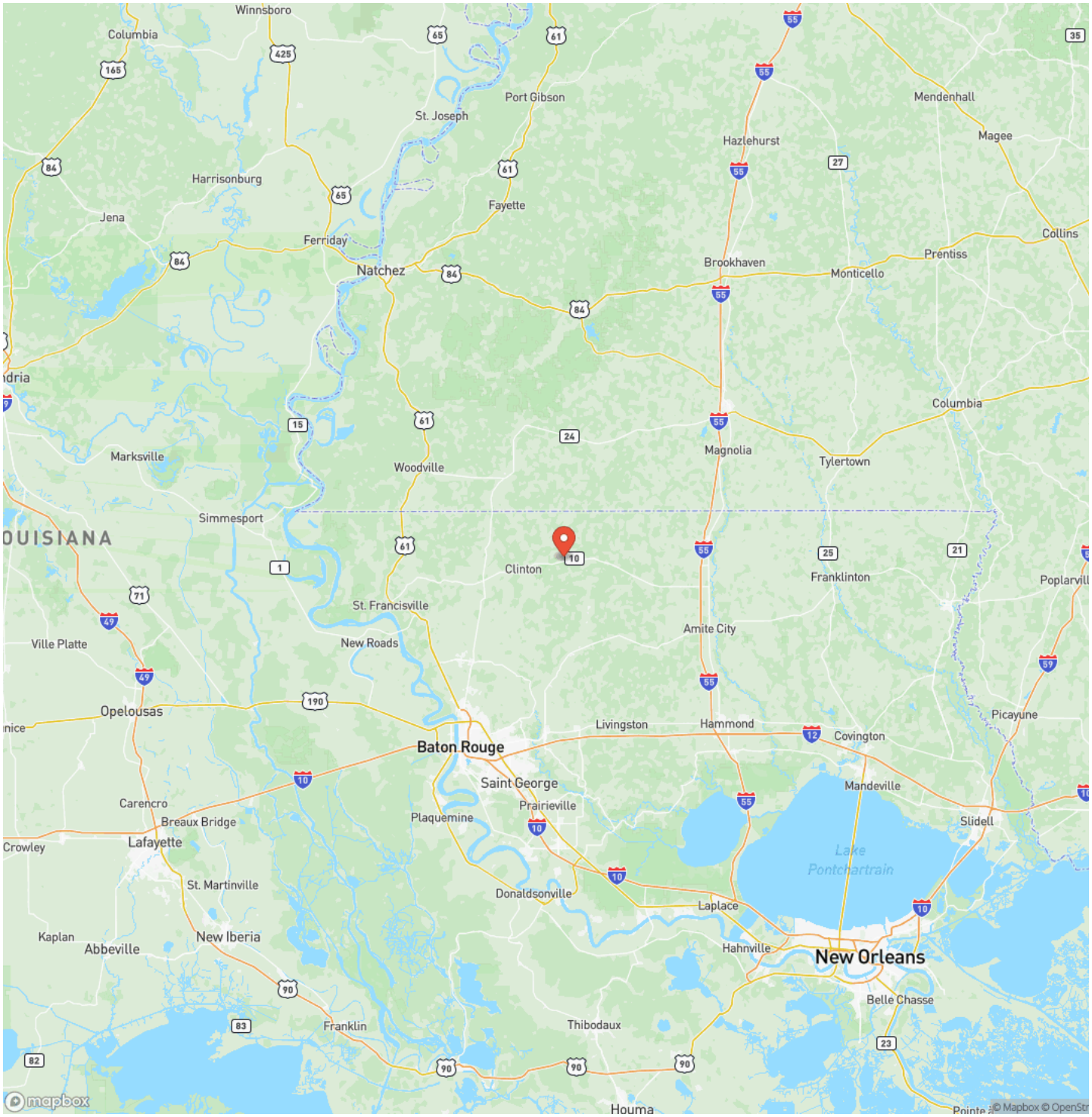




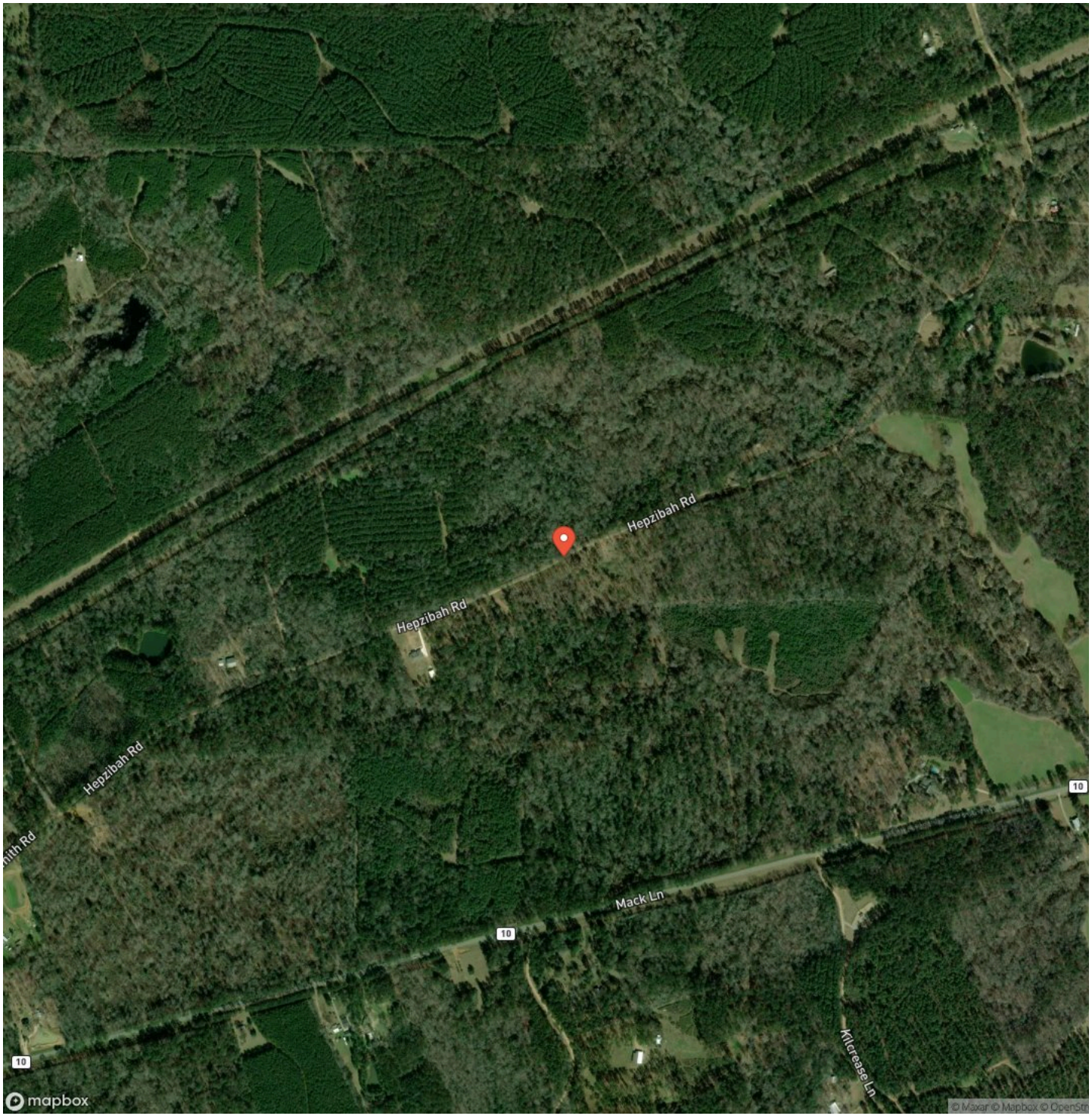

# Locator Map


Hepzibah Rd
Hepzibah Rd
Hepzibah Rd
Mack Ln
10
10
10
Kilcrease Ln
mapbox
© Mapbox © OpenStr

# Locator Map


Winnsboro
Columbia
Port Gibson
St. Joseph
Mendenhall
Magee
Hazlehurst
Harrisonburg
Fayette
Jena
Ferriday
Collins
Prentiss
Brookhaven
Natchez
Monticello
Columbia
Marksville
Woodville
Magnolia
Tylertown
Simmesport
Clinton
Franklinton
St. Francisville
Amite City
Ville Platte
New Roads
Opelousas
Livingston
Hammond
Picayune
Covington
Baton Rouge
Saint George
Mandeville
Carencro
Prairieville
Plaquemine
Slidell
Breaux Bridge
Crowley
Lafayette
Lake Pontchartrain
St. Martinville
Donaldsonville
Laplace
Kaplan
New Iberia
Abbeville
Hahnville
New Orleans
Belle Chasse
Franklin
Thibodaux
Houma
mapbox
© Mapbox © OpenStr

# Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**




**Representative**
Warren Peters

**Mobile**
(225) 938-9293

**Email**
wpeters@americas.land

**Address**

**City / State / Zip**
Prairieville, LA 70769

**NOTES**

**NOTES**

## DISCLAIMERS

DISCLAIMER: The data displayed and relating to real estate for sale on this website is obtained from public records and/or MLS feeds from the local jurisdiction in which the applicable property is located. As America's Land Partners cannot guarantee that all public records and MLS data is accurate and error-free, it is important that you contact your agent directly in order to obtain the most up-to-date information available. All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor America's Land Partner's shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.
COOPERATING BROKER COMPENSATION: Please contact Listing Agent/Broker for terms of cooperating Buyer Broker compensation. Terms of compensation, if any, shall be ascertained by cooperating brokers before beginning efforts to accept the offer of cooperation. Buyer's Agents/Brokers must be identified, by Buyers and/or their Brokers/Agents, on the first contact with Listing Broker/Agents to receive compensation. Otherwise, compensation will be at the sole discretion of the Seller, Broker, and America's Land Partners.
Real Estate Commissions and Cooperating Broker Compensation, if any, are fully negotiable and is not fixed or controlled by law, by America's Land Partners (or any division/trade name/DBA of), or its Agents/Brokers.

**America's Land Partners**
**PO Box 1707**
**Mabank, TX 75147**
**(800) 560-4143**
**https://americas.land/**