

Your River Hideaway

RIVER BEND

11 lots from 8 to 37 acres
+/-209 acres total
\$33,141 to \$141,808
Allen, Louisiana 70655



Escape to the tall pines and secluded oasis of the Calcasieu River. From hunting along timberland edges bursting with wildlife, to kayaking and fishing along the white sands of the riverbank, recreation can be found here year-round.

River Bend is the perfect spot for building your dream home without fleeing too far from civilization. Each lot in River Bend is freshly manicured with its own private driveway and gated entrance. Modern conveniences are within easy reach in Oberlin, as well as more than 25 fast dining options in neighboring Kinder, Oakdale and Elizabeth. If you prefer to fish for your supper, grab your gear and hit the boat launch approximately six miles away, or one of the other five boat launches along the Calcasieu River between LA-10 and LA-383.

Allen Parish Hospital is only five miles away and there are additional health clinics in the area. 11 schools in Allen Parish, Oberlin High, Oberlin Elementary and Oberlin Covenant Christian are within five miles of your future homesite, ensuring your children won't have to travel far to school.

Louisiana's largest casino, the Coshatta Resort, is only 25 minutes away in Kinder. Nearby Lake Charles and Alexandria offer miles of shops, restaurants, museums and nightlife destinations, in addition to ample job opportunities. These tracts are priced to deliver an affordable piece of paradise, with two of the lots already sold.



ZONING

Agricultural

PROPERTY TYPE

Residential

Investment

Recreational



LATITUDE / LONGITUDE

30.66031° / -92.79298°



TRANSPORTATION & ACCESS

Located off of Musselwhite Road in Oberlin

+/- 60 miles south of Alexandria

+/- 50 miles north of Lake Charles

+/-5 miles south of West Bay Wildlife Management Area

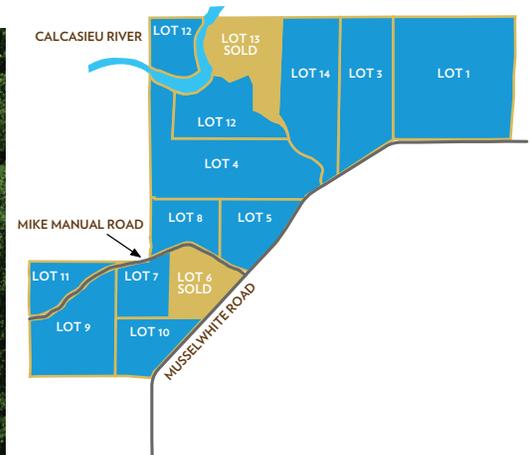
Close proximity to US-165 and LA-26

+/- 16 miles north of US-190



PARCEL OWNER

Rayonier TRS Louisiana Operations Inc.



Listed by Nathan Morrow



MORROW
LAND GROUP, LLC

(337) 602 - 6366

FOR MORE INFORMATION

(337) 602-6366

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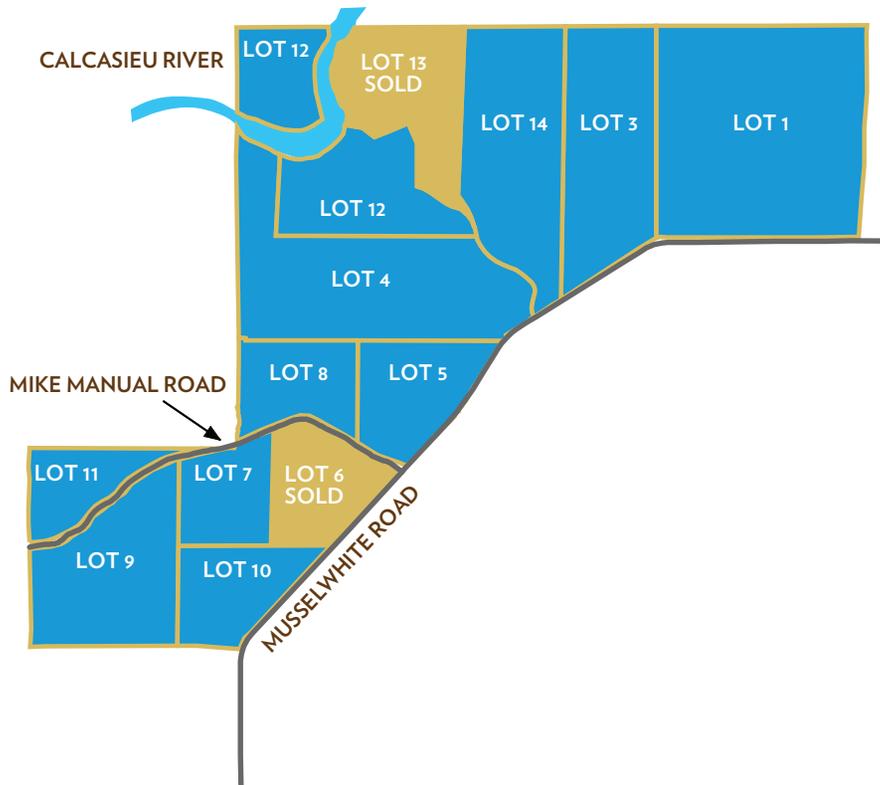
RAYDIENT PLACES + PROPERTIES

DISCLAIMER: Price is subject to change without notice. Photographs and drawings are an artist's conception and are not intended to show specific detailing. The drawings may not be to scale, are not necessarily a representation of property, and are subject to change without notice. The information contained herein, including, but not limited to, the rating of the school district, and the existence of surrounding landmarks, are subject to change. Raydient Inc. is under no obligation to construct or install any facility or improvement. No representation is made with respect to the value of the property described herein or whether the property should be used as an investment. Oral representations cannot be relied upon as correctly stating the representations of Raydient Inc. For correct representations, reference should be made to the purchase contract. This is not an offering in any state where prohibited or otherwise restricted by law.

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Lot #	Acreage	Property ID	Price per Acre	Lot Price
Lot 1	+/-37 ac.	1216	\$3,375	\$124,740
Lot 3	+/-28 ac.	1534	\$3,750	\$106,125
Lot 4	+/-29 ac.	1681	\$4,895	\$141,808
Lot 5	+/-13 ac.	1761	\$3,950	\$52,693
Lot 6	SOLD			
Lot 7	+/-9 ac.	1764	\$3,950	\$36,340
Lot 8	+/-8 ac.	1762	\$3,950	\$33,141
Lot 9	+/-21 ac.	1766	\$3,750	\$79,425
Lot 10	+/-10 ac.	1760	\$3,950	\$38,473
Lot 11	+/-8 ac.	1765	\$3,950	\$33,496
Lot 12	+/-21 ac.	1750	\$4,995	\$105,245
Lot 13	SOLD			
Lot 14	+/-23 ac.	1752	\$3,750	\$87,563



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