

**Tract Name:** Watkins Tract

**±Acres:** 160

**Price:** \$940,800

Location and Access:

Tract is located in eastern Terrebonne Parishes approximately 2 miles north of Houma. Highway 660, Coteau Road, runs diagonally through the southwestern portion of the property. Approximately 45 acres of the tract are located south and west of Highway 660 in the southwestern corner of the property. There are numerous four wheeler and horse riding trails providing interior access.

Features:

This tract would make an excellent recreational tract with development potential. It has approximately 2,836 feet of frontage on the both sides of Highway 660. There is approximately 15 acres of cleared pasture in the southwestern portion of the tract that is fenced with water lines for grazing livestock.

The tract is a bottomland hardwood tract with an abundance of wildlife. The present leases have trail rides on the property. The new owner could build a camp along the highway and enjoy the hunting and recreation value of the tract all within 5 minutes of downtown Houma.

Minerals are not included in the sale.



