13462 LA HWY 10, Clinton LA, 70722
Amenities & Upgrades!!

Property Lot Amenities:

- **33.784 Acres** of Breath-Taking Views with manicured rolling Topography you must see for yourself - All high and dry in Zone X!
- Over ten Mature Live Oak Trees
- Stocked **2 acre pond** that is over 70 years old
- Property is Lined with Hardwoods on both sides and the back - **Offering Ultimate Privacy!**
- Amazing Walking & Riding trails throughout with Stunning views
- Solar Powered Automatic Gated Entry with Keypad. (All parts besides gate replaced 2022)
- Wooden Stained Fencing
- Beautiful Long Paved Concrete Driveway
- 11 Acres Cleared & 22 Acres of Mature Hardwoods!
- Loaded with Feliciana's finest wildlife
- Hunting Trails cleared all the way to the back of the property!

5 Bed, 3 Bath Custom Built Home Amenities:

- Multiple Covered Porches - Private Porch for Master Bedroom
- Granite Countertops
- Cathedral Ceilings
- Wood Floors
- Cypress Doors
- Tons & Tons of Kitchen Cabinets
- Crown Molding
- Custom Windows - Tons of Natural Light
- French Doors
- 2nd Floor offers Two Bedroom Suites and a full bath
- Covered Carport
- Outdoor Kitchen

Outdoor Kitchen Addition Amenities:

- Stunning Ramada Built with incredible craftsmanship
- Cathedral Ceilings
- Breathtaking Views of the property
- Lights installed throughout - TV Installed
- Big Green Egg barbecue pit installed
- Granite Countertops
- Wood Burning fireplace
- Ramp Access
- Must see it to truly appreciate this beautiful addition!

Commercial Shop:

- 4,334 sq ft with Industrial metal beams
- 3-Phase Electrical Power Installed
- Overhead Industrial Crane installed
- Multiple Large Roll Up Doors (Prior Owner used to load 18-Wheelers)
- Was once Zoned Commercial with separate address & Could Potentially be re-zoned Commercial if desired by new owners
- Office space inside the shop with Telephone lines installed.

Guest Home:

- 1 Bed, 1 Bath Guest Home/Apartment Behind Shop
- Full Kitchen
- Large Living Room
- Storage building attached
- Separate Driveway from Main Home
- Covered Carport