



Slade Priest
 sladepriest1@gmail.com
 Office: (601) 250-0017
 Cell: (601) 888-0094
 SouthernStatesRealty.com



SOUTHERN STATES REALTY



Welcome to your new home site and farm in historic St. Francisville. Properties with this many features of this little size rarely ever come onto the market in West Feliciana. This gorgeous property features a long gravel driveway that leads you to an immaculate barn with a 1 bed/1 bath living quarters overlooking a 4+- acre lake with a pier. The owners left no stone unturned when developing this property as you get the old south feel when being on the tract. From the large oak trees surrounding the pond to the rustic stalls within the barn you can feel the history the West Feliciana area holds. Sage Hill road is a very sought after area as you are able to escape the city and enjoy a country setting while only being 10 minutes from town. For families, there is little that needs to be said about the tier 1 reputation of West Feliciana schools. There is a perfect homesite next to the barn that would overlook the lake in the backyard creating a picturesque morning coffee view. The barn also has all of the ingredients to be turned into its own beauty if you are not wanting to use it for animals. Whether you wanted to convert it to a home/camp of itself or create a beautiful venue, you could do it with the barn. There is also a 5-stall shed that will cover all of your maintenance equipment. The possibilities are endless; priced to sell it will not last long! Give us a call today for your private showing before this West Feliciana gem is gone.

7481 Sage Hill Road, St. Francisville, LA

30.857829, -91.327807 GPS



\$699,000

24± Acres
MLS #140195



#HUNTINGLANDMAN