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LAKEFRONT INCOME PROPERTY ON BLACK RIVER LAKE - MONTEREY, LA

LOCATION: 328 & 334 Dr. Gibson Road, Monterey, LA 71354

OVERVIEW: Located at the end of Dr. Gibson Road, these two cozy remodeled cottages offer peaceful seclusion on beautiful Black River Lake. Sitting on 3 acres, each cottage features screened porches, quality appliances, and a warm inviting feel. The larger one includes a TV, electric fireplace, and cozy lounging space - all with a nice view of the lake. Outdoors, you'll find a walkway leading down to a deck over the water. From there, you'll walk down to a covered dock with a boat slip. Both cottages have proven income potential as long-term rentals or B & B getaways.

COTTAGE 1: Two bedrooms - 2 bathrooms
Full kitchen
Utility room
Large lakeside screened porch with TV & electric fireplace
Central heat & air

COTTAGE 2: 1 bedroom - 1 bathroom
Open- concept living/dining/kitchen area
Lakeside screened porch
Central heat & air

UTILITIES: Electricity (Concordia Electric) - The electrical system was completely updated in 2020 & 2021, providing safety and efficiency throughout both cottages.

Community water (Concordia Water Works District No. 1)

Sewer - Both cottages use the same concrete aerobic treatment septic system featuring an air pump aerator, installed new in 2020. At that time, all interior plumbing and water supply lines were also replaced, ensuring modern and efficient utility infrastructures throughout the cottages.



LAND: 3 +/- acres (unrestricted) with approximately 315' of water frontage

OTHER: Boat dock with open deck and covered boat slit

DIRECTIONS: The tract is accessed via Dr. Gibson Road (Parish Gravel). From U.S. Highway 84 East at Stacy, LA, turn south on LA Highway 129 and travel 10.5 miles, turn right (west) on LA Highway 906 and travel 1.0 miles, make a sharp left turn (west) onto Bodark Road and travel 2/10 mile, turn left (south) Dr. Gibson Road, travel all the way to the end of the road (app. ½ mile). Parish maintenance ends at the property line. From there, it is a private drive to each cottage.

MINERALS: The sellers will convey all of the mineral rights owned (oil, gas and associated hydrocarbons).

PRICE: \$635,000.00

SHOWING IS BY APPOINTMENT ONLY. FOR MORE INFORMATION OR TO SCHEDULE A SHOWING CALL DICK ZEAGLER (LISTING AGENT) AT 318-992-3201.

VISIT OUR WEBSITE: www.forestland.com

INFORMATION ASSUMED TO BE CORRECT, BUT IS NOT GUARANTEED

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