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## **BLACK RIVER LAKE WATERFRONT COTTAGES & LOT - MONTEREY, LA (OFFERED AS 3 TRACTS)**

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

**OVERVIEW:** Located at the end of Dr. Gibson Road, this unique Black River Lake property is now being offered with flexible purchase options. Buyers may purchase Tract 1, Tract 2, Tract 3, or any combination (including all three).

This offering includes two cozy remodeled lake cottages and an open waterfront lot with boat dock. The cottages feature screened porches, quality appliances, central heat & air, and a warm inviting feel. The larger cottage includes a TV, electric fireplace/heater, and comfortable porch living with a view of the lake. Outdoors, a walkway leads to a deck over the water and continues down to a covered dock with a boat slip.

Both cottages have proven income potential and have been used as long-term rentals and B & B getaways, making this a rare opportunity for personal use, investment, or multi-unit lake ownership .

### **TRACT BREAKDOWN (BUY ONE, TWO, OR ALL THREE):**

#### **TRACT 1 – LAKE COTTAGE**

##### **1 Bedroom – 1 Bathroom**

- Open-concept living/dining/kitchen area
- Lakeside screened porch
- Central heat & air

**LAND:** 1.358 acres (unrestricted)

**WATER FRONTAGE:** Approx. 107.10'

**PRICE:** \$245,000



**TRACT 2 – WATERFRONT LOT + DOCK**

- Open waterfront lot
- Boat dock with open deck and covered boat slip

**LAND:** 1.247 acres (unrestricted)

**WATER FRONTAGE:** Approx. 100.39'

**PRICE:** \$120,000

**TRACT 3 – LAKE COTTAGE**

**2 Bedrooms – 2 Bathrooms**

- Full kitchen
- Utility room
- Large lakeside screened porch with TV & electric fireplace/heater
- Central heat & air

**LAND:** 1.327 acres (unrestricted)

**WATER FRONTAGE:** Approx. 113.59'

**PRICE:** \$295,000

**PACKAGE / COMBINATION OPPORTUNITY**

Buyers may purchase multiple tracts or the entire offering, creating an exceptional multi-unit lakefront setup with approximately:

**TOTAL LAND:** 3.932 ± acres

**TOTAL FRONTAGE:** Approx. 321.08' of lake frontage

**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.

**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).

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

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**\*INFORMATION ASSUMED TO BE CORRECT, BUT IS NOT GUARANTEED\***

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