



Welcome to Cocodrie Bend! This beautiful development is for home/camp builders who want to be on the water and secluded but still just minutes from Vidalia, LA & Natchez, MS. Back behind the private, gated entrance you'll find multiple gorgeous new builds. The setting is amazing with Bayou Cocodrie running right behind the lot and a perfectly farmed soybean field in the front. The lot is wooded, so it is a blank canvas that you can cheaply customize to your desire. The homes and camps on Whitaker Landing Road are nothing short of spectacular. The HOA requires these builds to be up to a certain standard, so you don't have to worry about neighboring a trashy fishing camp bringing down your home values. Bayou Cocodrie is known for great recreational activities, especially the fishing. The location is convenient being that you are just minutes from a steak dinner in Natchez, MS. If you are looking to build your dream home or camp on the water, check out Cocodrie Bend. You won't be sorry.

Whitaker Landing Road, Lot 1, Monterey, LA

31.454730, -91.648176 GPS



\$125,000

1.8± Acres
MLS #20230392
UC #23042-30392



Caleb Armstrong
calebarms24@gmail.com
Office: (601) 250-0017
Cell: (318) 680-8177
SouthernStatesRealty.com