



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**2216 BAYOU DARBONNE DRIVE  
OUACHITA PARISH, LA**

**\$280,000**



OFFICE (318) 974-8185 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 2216 BAYOU DARBONNE DRIVE

## PROPERTY PROFILE

### LOCATION:

- 2216 Bayou Darbonne Drive  
West Monroe, LA 71291
- Ouachita Parish
- $5\pm$  Miles N of West Monroe
- $8\pm$  Miles SE of the D'Arbonne National Wildlife Refuge
- $36\pm$  Miles NE of Ruston
- $103\pm$  Miles E of Shreveport

### COORDINATES:

- 32.5685, -92.1498

### TAX INFORMATION:

- Parcels: 18299, 18301, 18300

### PROPERTY USE:

- Hunting & Fishing
- Recreational
- Residential
- Potential Income-Producing

### PROPERTY INFORMATION:

- $0.77\pm$  Waterfront Acres
- $640\pm$  SqFt Camp
- 1 Bedroom/1 Bath
- Wrap-Around Porch
- 6-Bay Covered Boat Slip
- Covered RV Site

*\*Agent is Related to Seller*



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

HEATH EUBANKS

SPONSORING BROKER

C: 318-608-7848

O: 318-974-8185

heath@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

# WELCOME TO 2216 BAYOU DARBONNE DRIVE

**WELCOME TO 2216 BAYOU DARBONNE DRIVE, SITTING RIGHT ON BAYOU DARBONNE AT THE MOUTH OF THE OUACHITA RIVER JUST OUTSIDE OF WEST MONROE, LOUISIANA.** This  $640\pm$  square foot camp, with one bedroom and one bathroom, is about as good as it gets for a North Louisiana waterfront setup. The Ouachita Parish property sits on approximately 0.77 acres and offers true water frontage on Bayou Darbonne with easy access to fishing, boating, and all kinds of outdoor recreation.

The camp has been updated and features a wrap-around porch along the side and back that overlooks the bayou—perfect for winding down in the evenings. There's also a six-bay covered boat slip on floats, giving you plenty of room for boats, gear, and hanging out with friends and family.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**HEATH EUBANKS**

SPONSORING BROKER

C: 318-608-7848

O: 318-974-8185

[heath@smalltownproperties.com](mailto:heath@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# MORE ABOUT 2216 BAYOU DARBONNE DRIVE

A covered RV site with septic and electrical hookups adds extra flexibility, whether you're hosting guests or considering weekend or short-term rental potential. The D'Arbonne National Wildlife Refuge is just down the road and can be accessed by water or by truck, making this a great spot for hunting as well as fishing.

Whether you're looking for a personal getaway, a hunting and fishing camp, or a place that could potentially work as a weekend rental, this property offers a lot of opportunity in a waterfront location.

**Contact Heath Eubanks today to schedule a private showing and experience #TheSmallTownWay.**

*Agent is related to seller.*



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**HEATH EUBANKS**

SPONSORING BROKER

C: 318-608-7848

O: 318-974-8185

[heath@smalltownproperties.com](mailto:heath@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

2216 BAYOU DARBONNE DRIVE

OUACHITA PARISH, LOUISIANA



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**HEATH EUBANKS**

SPONSORING BROKER

C: 318-608-7848

O: 318-974-8185

[heath@smalltownproperties.com](mailto:heath@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**HEATH EUBANKS**

SPONSORING BROKER

C: 318-608-7848

O: 318-974-8185

[heath@smalltownproperties.com](mailto:heath@smalltownproperties.com)

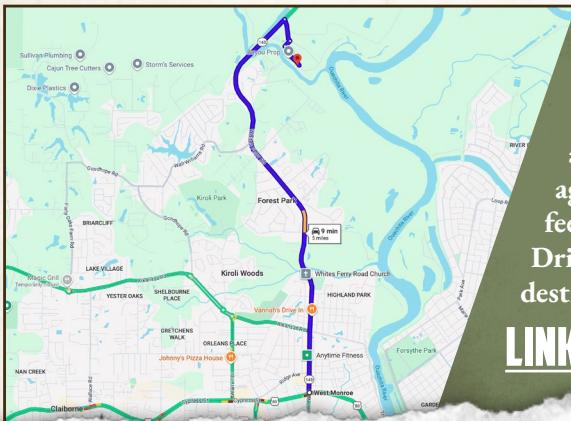
4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



land **id.** **LINK**



Directions From West Monroe, LA: Travel on LA-143 North for 4.4 miles. Turn right onto Kent Drive and proceed for 0.2 miles. Turn right again onto Cutoff Road, and after 400 feet, turn left onto Bayou Darbonne Drive. Continue for 0.3 miles until the destination on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**HEATH EUBANKS**

SPONSORING BROKER

C: 318-608-7848

O: 318-974-8185

heath@smalltownproperties.com

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](#)

Information is believed to be accurate but not guaranteed.