



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

100± ACRE EQUESTRIAN CENTER
LAFAYETTE PARISH, LA
\$3,450,000



OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

THE LAFAYETTE 100

PROPERTY PROFILE

LOCATION:

- 110 Blue Ridge Drive
Carencro, LA 70520
- Lafayette Parish
- 4.5± Miles N of Carencro
- 11.2± Miles N of Lafayette
- 60.6± Miles W of Baton Rouge
- 81.4± Miles S of Alexandria

COORDINATES:

- 30.36447, -92.01754

PROPERTY USE:

- Equestrian Center
- Recreational
- Mixed Venue
- Fishing

TAX INFORMATION:

- Parcel id 6070133: \$5,474.22
- Parcel id 6108588: \$1,567.51
- Parcel id 6111438: \$1,975,000
- Parcel id 6088262: \$1,360,000

PROPERTY INFORMATION:

- 100± Total Acres
- Sits Atop Coteau Ridge
- Rolling Hills
- 4 Ponds
- Meticulous Landscaping
- State-of-the-Art Equestrian Center
- Primary Barn
 - 14 Stalls
 - 2 Birthing Stalls
 - Breeding Area
 - Office
- Secondary Barn
 - 16 Stalls
 - 4 Birthing Stalls
 - 4 Wash Bays
 - Living Quarters
- 100' x 200' Covered Arena
- 3,792± SqFt Main Living Area
 - 2 Bedrooms/2 Baths
- 2,760± SqFt Rustic Log Cabin
 - 3 Bedrooms/2 Baths
 - Wrap-Around Deck
- 1,200± SqFt Apartment
 - 2 Bedrooms/2 Baths



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KENNETH MARKS

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAFAYETTE 100

WELCOME TO A STATE-OF-THE-ART EQUESTRIAN CENTER IN CARENCRO, LOUISIANA! This stunning 100± acre Lafayette Parish property sits atop the picturesque Coteau Ridge with rolling hills and unparalleled natural beauty. The estate is complete with a primary barn offering 14 stalls, 2 birthing stalls, a breeding area, and an office. A secondary barn adds 16 stalls, 4 birthing stalls, 4 wash bays, and living quarters, making it ideal for equestrian operations.

A 100' x 200' covered riding arena provides a premier space for year-round training and events. The property also boasts luxurious residential accommodations, including a 3,792± square foot main living area offering two bedrooms and two bathrooms overlooking a manicured hillside.



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MORE ABOUT THE LAFAYETTE 100

Head down to a 2,760± square foot rustic log cabin that features three bedrooms, two bathrooms, and a wrap-around dock situated on a beautiful bass pond. Additionally, there is a 1,200± square foot apartment with two bedrooms and two bathrooms overlooking the riding arena.

The estate's outdoor features include four picturesque ponds and meticulously maintained landscaping, creating a serene and functional retreat. This place is a dream come true for equestrian enthusiasts or anyone else seeking a luxurious rural lifestyle.

**To learn more and to schedule a private tour,
contact Kenneth Marks today!**



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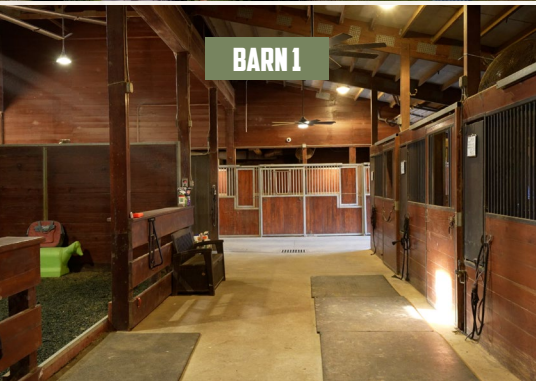
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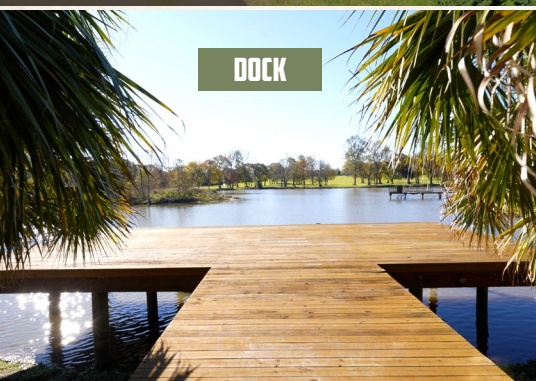
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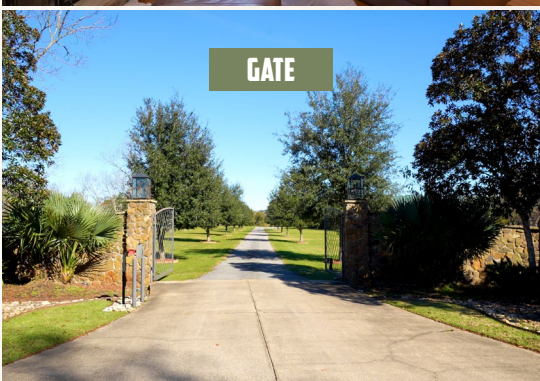
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CABIN



DOCK



GATE



MAIN HOUSE



PASTURE



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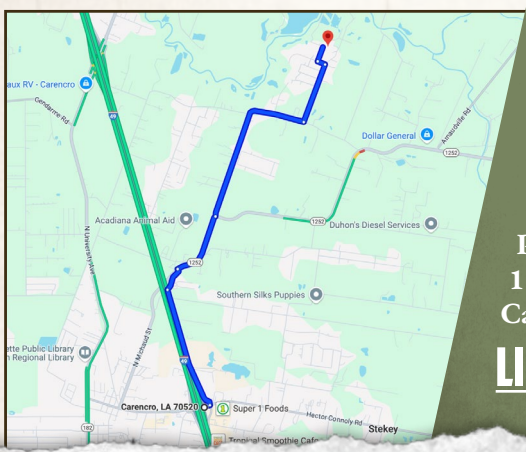
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land **id.** LINK

Directions From Carencro, LA:
 Travel 1.1 miles on I-49 Frontage Road to LA-1252/Frontage Rd and turn right. In 0.2 miles turn right onto LA-1252 and proceed 0.6 miles. Continue 1.4 miles on Kidder Road. Turn left on Trappey Road and proceed 0.5 miles. Turn left on Blue Ridge Drive and the destination will be on the right.



Physical Address:
 110 Blue Ridge Drive
 Carencro, LA 70520

LINK TO GOOGLE MAP DIRECTIONS



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