

For Sale

Palmetto Point Louisiana

1,022± acres



Capital
Agricultural
Property
Services, Inc.

Potential Use

- Oil and Gas Exploration/Production
- Industrial Waterfront, Dockfronts and Mooring Area
- Recreational Waterfront, Homesites and Development
- Coastal Mitigation
- Soil Mining
- Hunting - Duck, Deer, Squirrel, Rabbit, etc...
- Fresh and Saltwater Fishing & Boating



Road along canal

Mineral Rights

Historically, the South Louisiana Coastal Zone is one of the top producing oil and gas regions of the United States with Terrebonne Parish being one of the Top Producers. Producing oil and gas fields are located near Palmetto Point in all directions. 100% of the mineral rights to this property are available.

Recreation

Palmetto Point allows boaters convenient access to the Gulf and to other coastal areas via the Houma Navigation Canal (HNC). Wildlife abounds on entire property and underdeveloped acres could be preserved for hunting, fishing, nature trails or other outdoor activities. The property also borders and provides access to Bayou Grand Caillou.



Houma Navigational Canal

Development

There is limited acreage suitable for building in southern Louisiana. It is estimated that only 8% of the land in Terrebonne Parish is of adequate elevation & soil suitability to allow normal residential & commercial building & development. When the HNC was built over 40 years ago, 150± acres were raised with fill dirt & remain 4 to 13 feet above sea level & are dedicated for development by the HNC R/W Agreement. An 80± acre tract along the HNC with 4000' of existing waterfront & a dedicated 80' access R/W have been subdivided from the 1,022± acre property to facilitate development. The subdivided tract has already received conceptual & preliminary approval for a 190± acre lot waterfront recreational home site development from the Houma-Terrebonne regional Planning Commission. There is also over 13,800' of accessible existing industrial mooring area with dock sites on the property. The property also has approximately 400 acres of "Fastland" with private pumps, levees and roads.

Environmental

Phase I Environmental Assessments have been conducted on both the entire 1,022± acre property & the subdivided 80± acre tract, with no problems noted.

Coastal Mitigation

Palmetto Point is an ideal candidate for various types of coastal mitigation & has been identified by the State & other agencies for this use. The 1,022± acre property has hundreds of acres of woodlands, prairie & agricultural land available for preservation, enhancement & restoration mitigation: without affecting the developmental potential of the 150± acre elevated waterfront site along the HNC.

How to Get There

Approximately 8 miles south of Houma, LA, in Terrebonne Parish. Situated on both sides of the Houma Navigation Canal and near the Bayou Grand Caillou. Good access via LA Hwy 57 and Shrimper's Row. Palmetto Point is approximately 50 minutes from New Orleans and 20 minutes from Cocodrie. (See map on reverse.)



Satellite Map

©2004 DeLorme. XMap® 4.5
www.delorme.com

For more information or
to schedule a showing, contact:

E. Russell Black, Jr.

Greenville, MS

(662) 334-4627

(662) 347-0979

www.capitalag.com



Gated Private Canal



Location Map



Palmetto Point

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA and NRCS records and data, and information from other government agencies and offices. However, CAPS has not independently verified and does not guarantee the accuracy, completeness or sufficiency of this information. The prospective Buyer is, therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, the past history of this property is no guaranty of future performance, which is subject to unpredictable variables such as weather management and operational skills, market factors and general economic conditions. Accordingly, CAPS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

CAPS' participation in this transaction is solely in the capacity of a real estate broker, and it does not hold itself out as having expertise or specialized knowledge in the fields of environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by CAPS relating to this property may be relied upon by the buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorneys, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyer's rights and interests.

Capital Agricultural Property Services, Inc., as Real Estate Broker, only represents the SELLER in this transaction. This offering is subject to prior sale, matters of title, change of price, rental or conditions and to any special listing conditions or requirements the seller may impose, and it may be withdrawn from the market without advance notice.

Data use subject to license.

© 2004 DeLorme, XMap® 4.5.

www.delorme.com



Potential Land Use

- MINERAL RIGHTS
- HNC WATER BOTTOM RIGHTS
- COASTAL WETLANDS MITIGATION
- CONCEPTUAL AND PRELIMINARY APPROVAL FOR 190± LOT WATERFRONT DEVELOPMENT
- COMMERCIAL NAVIGATION CHANNEL ACCESS INCLUDING:
 - RECREATIONAL BOAT SLIPS AND COMMERCIAL DOCK SITES FOR INDUSTRIAL SITE
- 80± ACRES SUBDIVIDED FOR DEVELOPMENT
- 150± ACRES OF DESIGNATED SPOIL AREAS FOR INDUSTRIAL DOCKS AND FACILITIES
- OVER 13,800' OF ACCESSIBLE INDUSTRIAL MOORING AREA WITH DOCK SITES
- CAMP SITES AND OTHER RECREATIONAL WATER FRONT PROPERTY
- MINERAL SOIL SUITABLE FOR LEVEE CONSTRUCTION, ROADS AND DEVELOPMENT
- SOIL MINING OF DREDGED MATERIAL AS PERMITTED BY EASEMENT TO HNC
- 400± ACRES OF FASTLAND WITH PRIVATE PUMPS, LEVEES AND ROADS
- 207± ACRES OF AGRICULTURAL PROPERTY
- MERCHANTABLE TIMBER
- 6± MILES OF PRIVATE ROADS
- 6± MILES OF PRIVATE ATV WALKING TRAILS
- 4± MILES OF PRIVATE GATED CANALS
- SWAMP TOUR
- WORLD CLASS BIRD HABITAT/HANDICAP ACCESSIBLE
- FRESH WATER FISHING
- ACTIVE WILDLIFE MANAGEMENT AND TIMBER PLAN
- CANOEING, PHOTOGRAPHY, T.V. COMMERCIALS/MOVIES/DOCUMENTARIES, ETC.....
- CRAWFISH PONDS/ALLIGATOR TAGS
- ACTIVE WATER MANAGEMENT PLAN
- WATER CONTROL STRUCTURES
- PUMPS AND INFRASTRUCTURES
- ACCESS TO BLUE WATER/SALT WATER FISHING