

MIDWEST LAND GROUP PRESENTS

14.5 ACRES IN

WASHINGTON PARISH LOUISIANA

19321 HIGHWAY 16, FRANKLINTON, LA 70438



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

WHERE THE CREEK MEETS THE COASTLINE

Welcome to the Washington 14.5! This property offers more than you could imagine in a small acreage package. In this spacious 5 bedroom, 3 bath floor plan, you will find all the room you need to entertain. A very large bonus room overlooks the sand beach that has been created by Lawrence Creek. Beach, yes, you heard that right...just add a pool and you'll have the perfect resort destination in your backyard. Walk a little deeper into the property, and you'll find it is brimming with wildlife of all

types. Fishing, hunting, and midnight walks in the sand make for a perfect all-around outdoorsman's dream. Large covered carport, large metal pole barn, gives you ample covered storage areas. Mother-in-law apartment/office space can be utilized in multiple ways to suit your needs. A solar panel system creates maximum efficiency and a backup generator for those tormenting Louisiana nights. Minutes from downtown Franklinton allow easy access to the amenities it offers.



PROPERTY FEATURES

PARISH: **WASHINGTON** | STATE: **LOUISIANA** | ACRES: **14.5**

- Great road frontage on Highway 16
- Nature made a beach along Lawrence Creek
- Lawrence Creek splits the properties into different personalities
- Large covered metal pole barn
- Mother-in-law apartment or functioning office suite
- Large bonus room
- Large covered carport
- Back-up generator
- Solar panels system create maximum efficiency
- Signs of wildlife
- Hunting, fishing, and entertaining in one package
- Minutes from downtown Franklinton
- Home in X flood zone



5 BEDROOM, 3 BATH HOME

In this spacious 5 bedroom, 3 bath floor plan, you will find all the room you need to entertain. A very large bonus room overlooks the sand beach that has been created by Lawrence Creek.



ADDITIONAL INTERIOR PHOTOS



LAWRENCE CREEK

Fishing, hunting, and midnight walks in the sand make for a perfect all-around outdoorsman's dream.



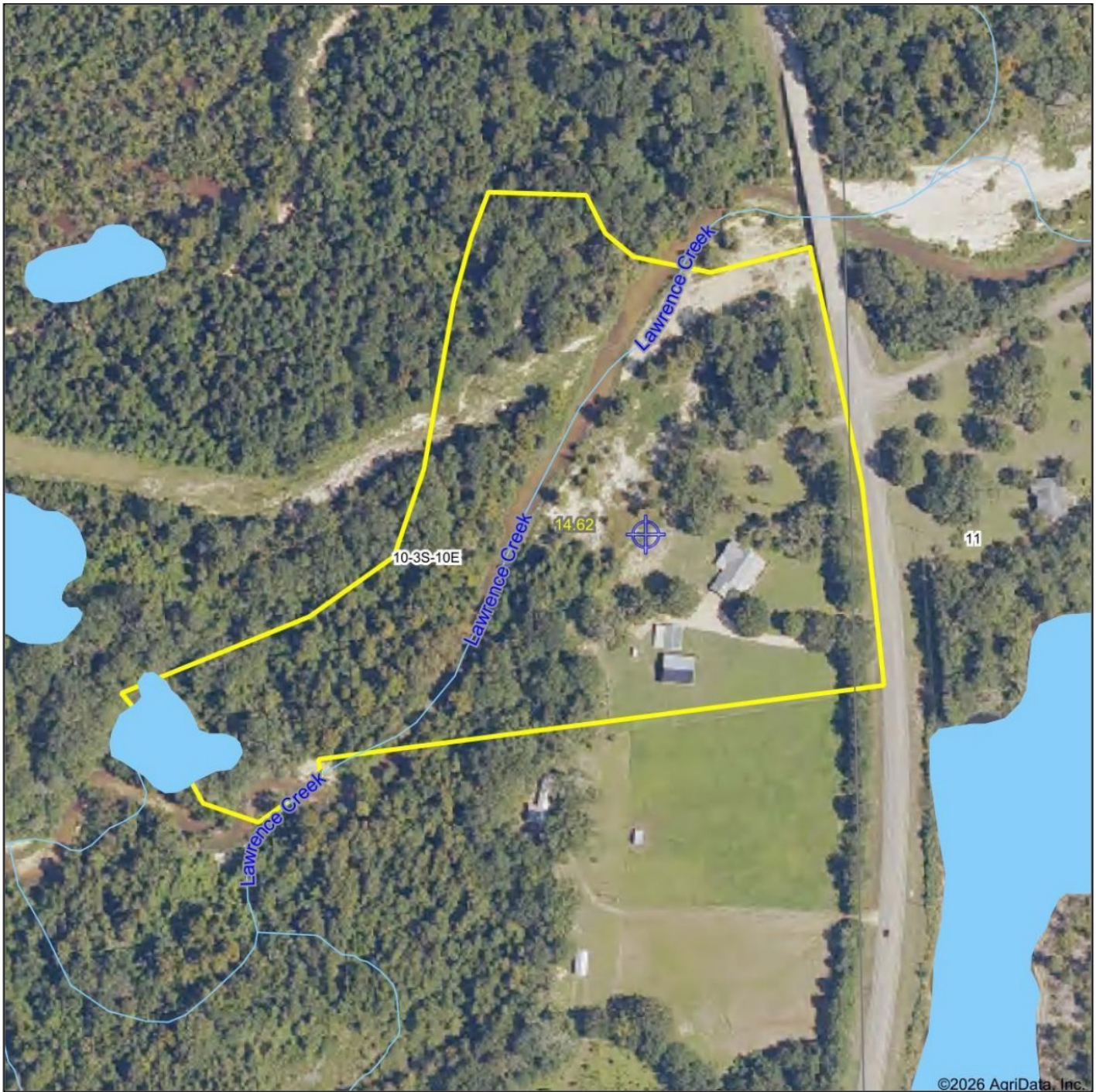
ROAD FRONTAGE ON HIGHWAY 16



MOTHER-IN-LAW QUARTERS & METAL POLE BARN



AERIAL MAP



Maps Provided By



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Boundary Center: 30° 48' 22.04, -90° 8' 40.46

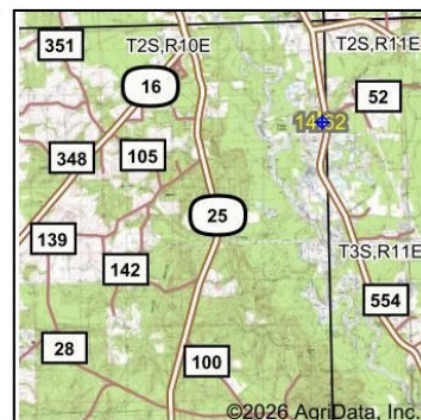
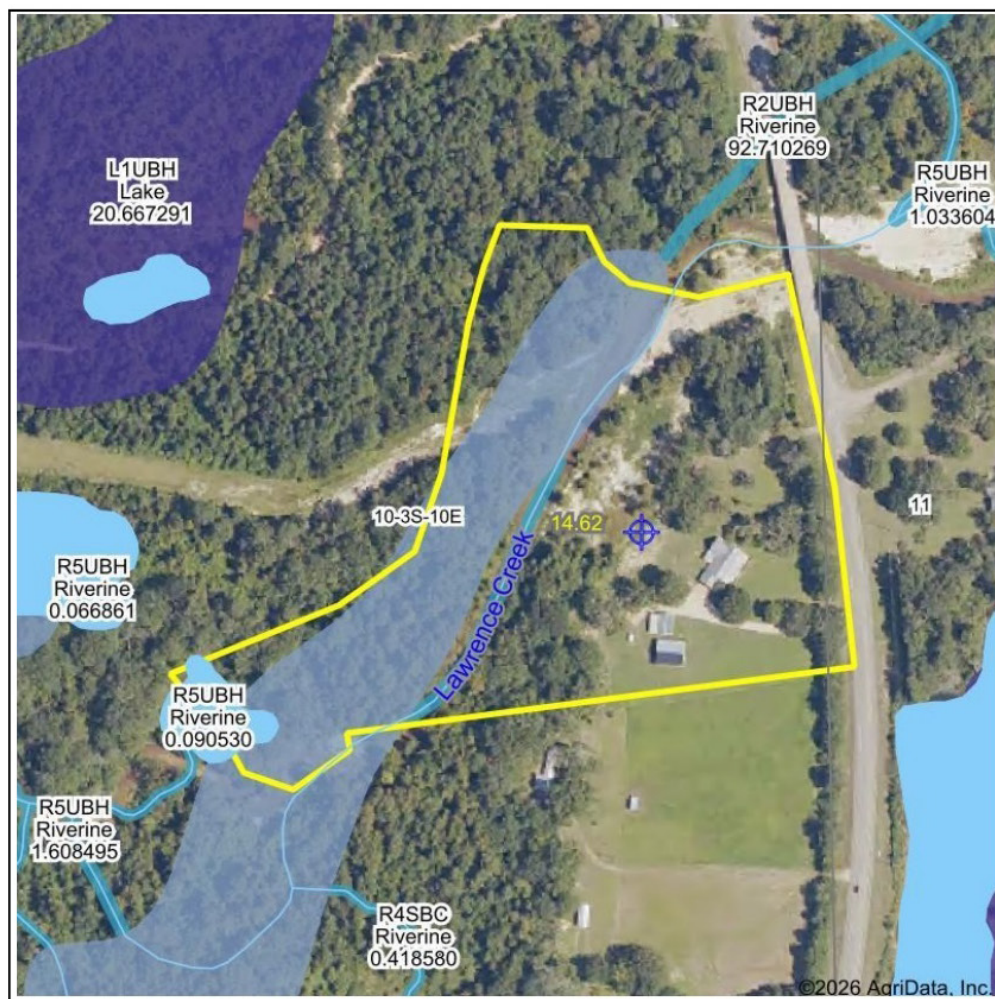
10-3S-10E
Washington County
Louisiana

0ft 250ft 500ft



1/5/2026

WETLANDS MAP



State: **Louisiana**
 Location: **10-3S-10E**
 County: **Washington**
 Township: **District 13**
 Date: **1/5/2026**



Maps Provided By

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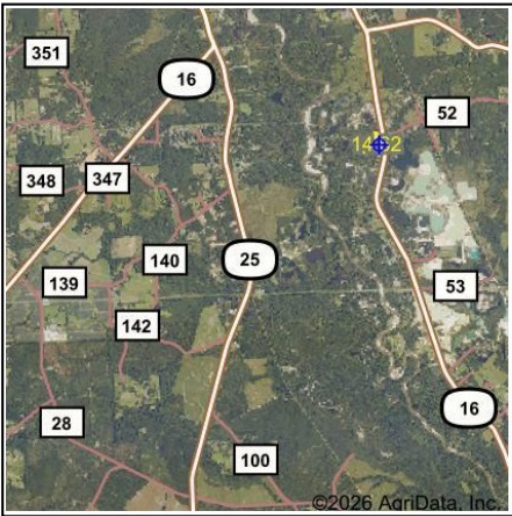
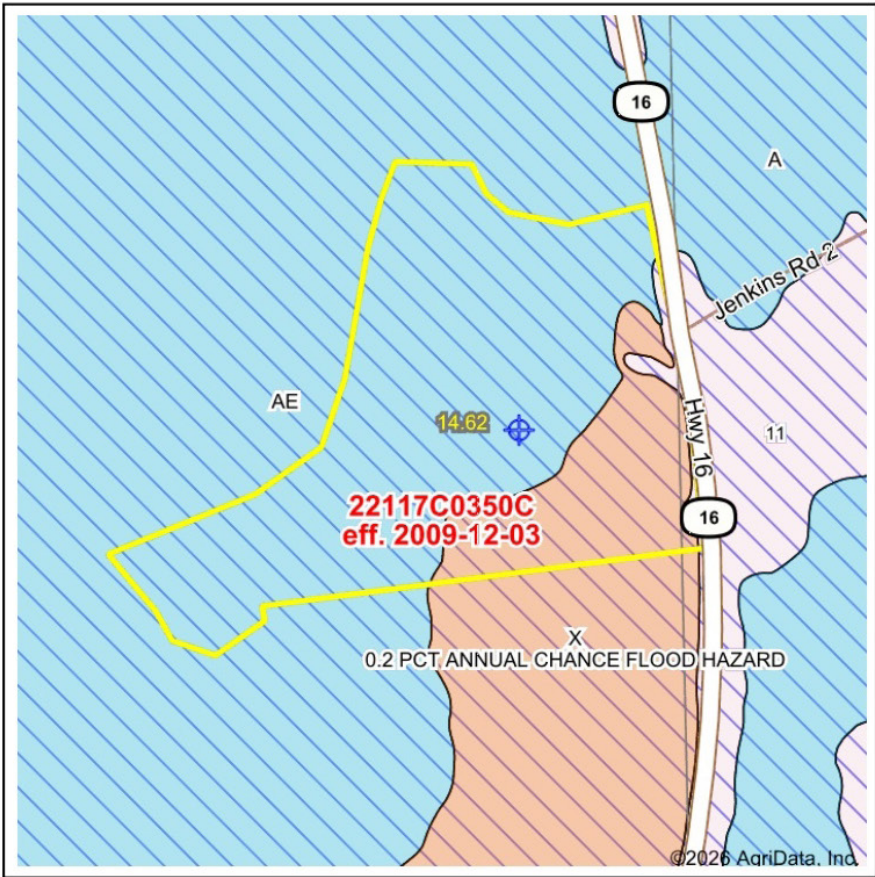


0ft 367ft 734ft

Classification Code	Type	Acres
PUBH	Freshwater Pond	4.52
R5UBH	Riverine	0.37
Total Acres		4.89

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FEMA MAP



Map Center: 30° 48' 21.33, -90° 8' 39.56
State: LA Acres: 14.62
County: Washington Date: 1/5/2026
Location: 10-3S-10E
Township: District 13



Maps Provided By

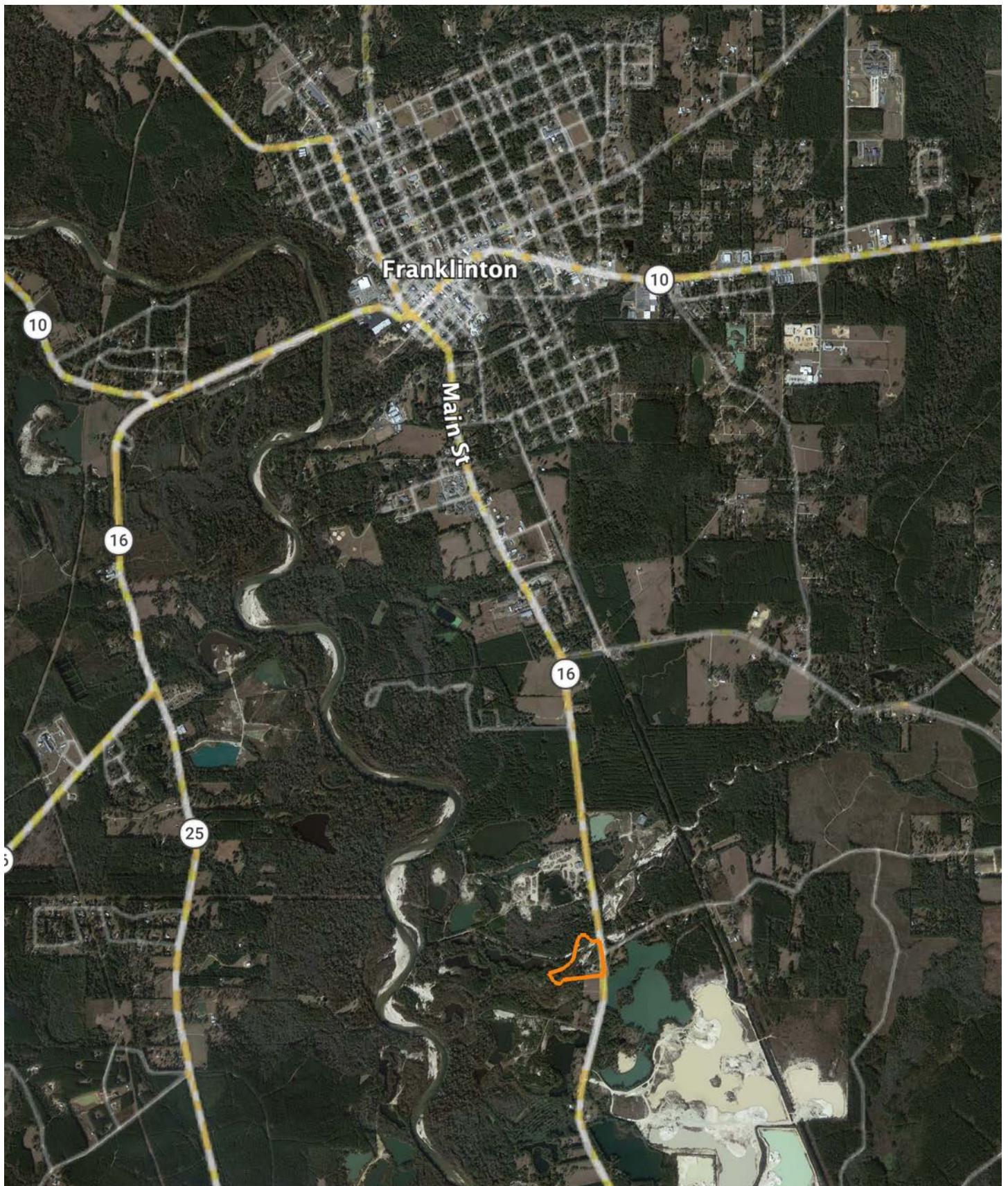


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Name		Number	County	NFIP Participation	Acres	Percent
WASHINGTON PARISH		220230	Washington	Regular	14.62	100%
Total					14.62	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
AE			100-year Floodplain		11.15	76.2%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		500-year floodplain		3.14	21.5%
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		0.33	2.3%
Total					14.62	100%
Panel			Effective Date		Acres	Percent
22117C0350C			12/3/2009		14.62	100%
Total					14.62	100%

OVERVIEW MAP



AGENT CONTACT

Born and raised in Barataria, Louisiana, Rudy Brown is no stranger to the land, water, and wildlife that define the Gulf South. Now based in Marrero, Rudy brings decades of real-world experience in real estate, contracting, and outdoor living to his role as a Land Agent with Midwest Land Group. A lifelong hunter, fisherman, and outdoorsman, Rudy has spent years exploring and managing properties throughout Louisiana and Mississippi—including his own retreat in Port Gibson, MS.

Rudy's foundation in real estate began early, growing up as the son of a developer. He launched his career as a licensed real estate agent and contractor, where he learned the ins and outs of land acquisition, development, and sales. With a career rooted in sales and negotiation, Rudy brings unmatched professionalism, deep local knowledge, and an outdoorsman's intuition to every client interaction.

Known for his integrity, community service, and personalized approach, Rudy views land not just as property—but as a place where dreams are built. Whether you're buying your first hunting tract or selling a family farm, Rudy's commitment is simple: to help you find your sanctuary. He's not just selling land—he's helping clients find the place they'll never want to leave.



RUDY BROWN,

LAND AGENT

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