

MIDWEST LAND GROUP PRESENTS

14.5 ACRES IN

# WASHINGTON PARISH LOUISIANNA

19321 HIGHWAY 16, FRANKLINTON, LA 70438



[MidwestLandGroup.com](http://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**

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- 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.



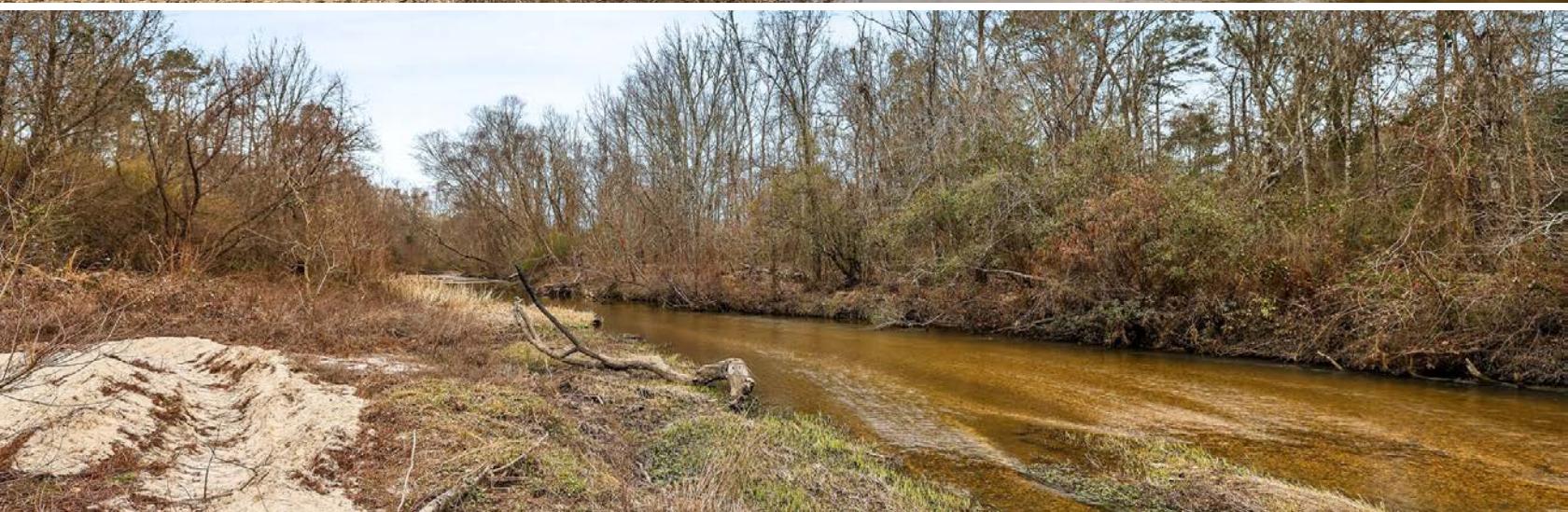
## ADDITIONAL INTERIOR PHOTOS



# LAWRENCE CREEK

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



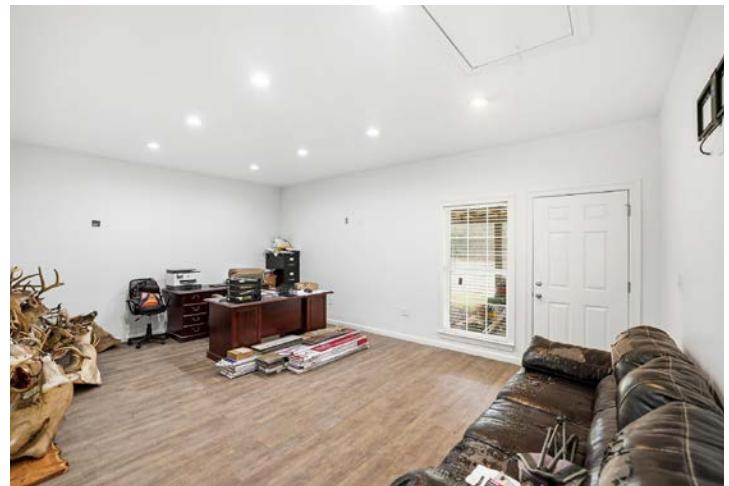
# ROAD FRONTAGE ON HIGHWAY 16

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## MOTHER-IN-LAW QUARTERS & METAL POLE BARN

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# AERIAL MAP



Maps Provided By:



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

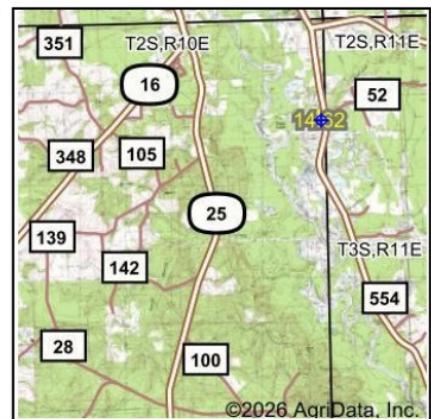
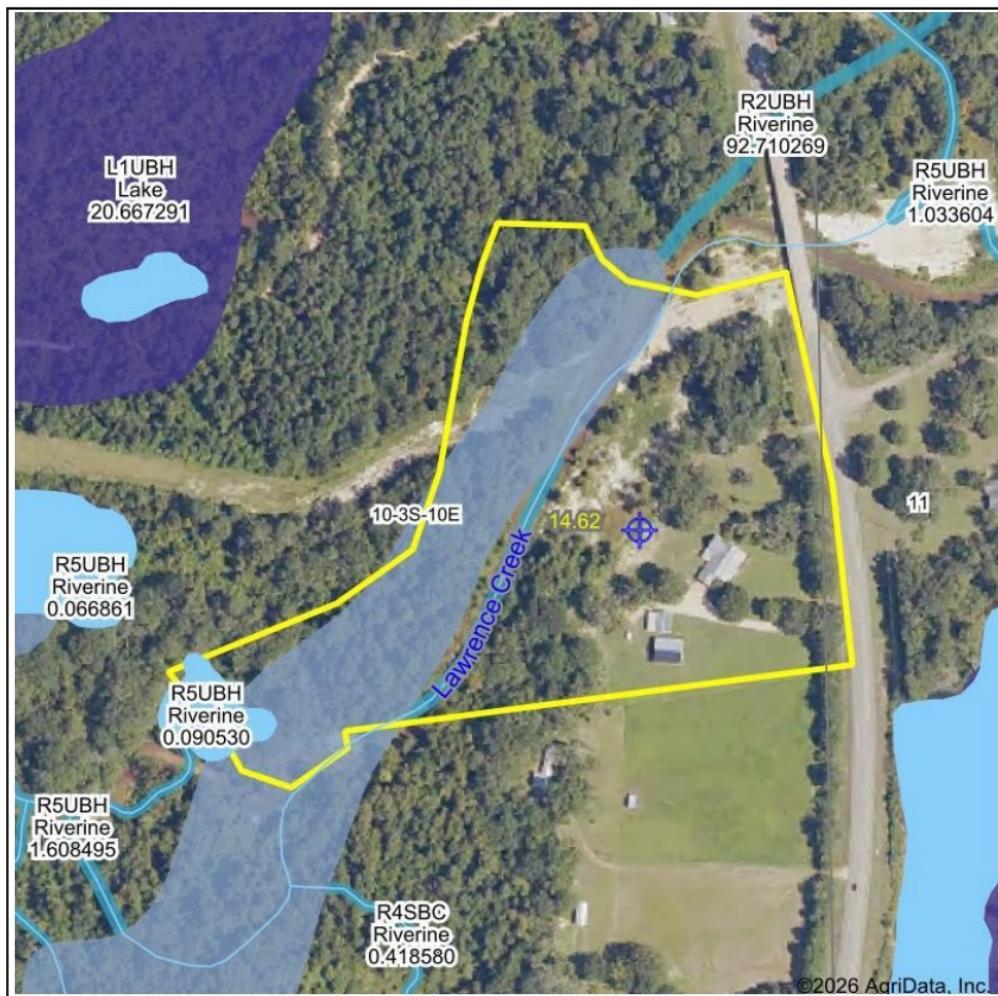
0ft 250ft 500ft

**10-3S-10E**  
**Washington County**  
**Louisiana**



1/5/2026

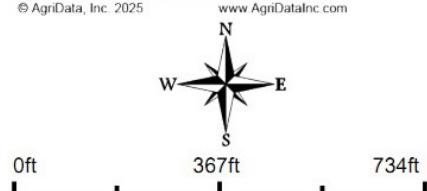
# WETLANDS MAP



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



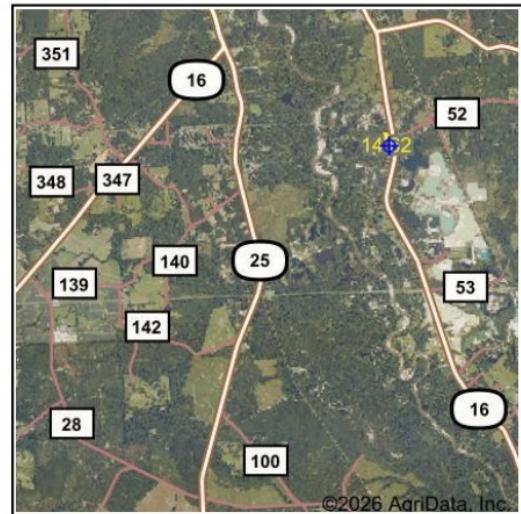
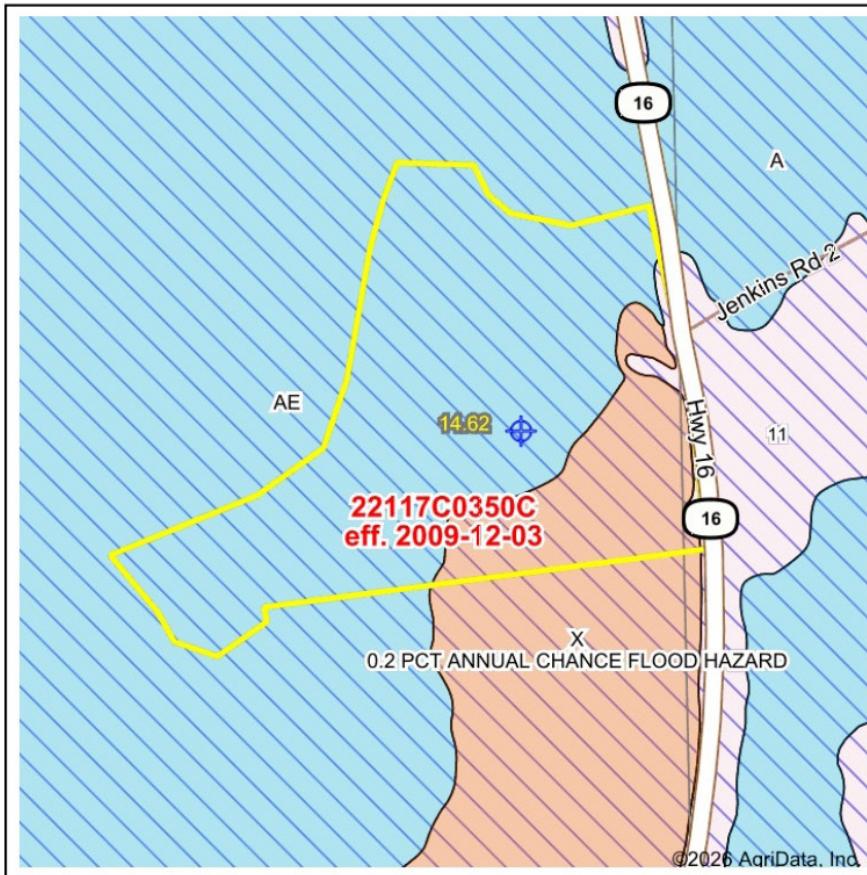
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Classification Code	Type	Acres
PUBH	Freshwater Pond	4.52
R5UBH	Riverine	0.37
Total Acres		4.89

Data Source: National Wetlands Inventory website. U.S. Dol. 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

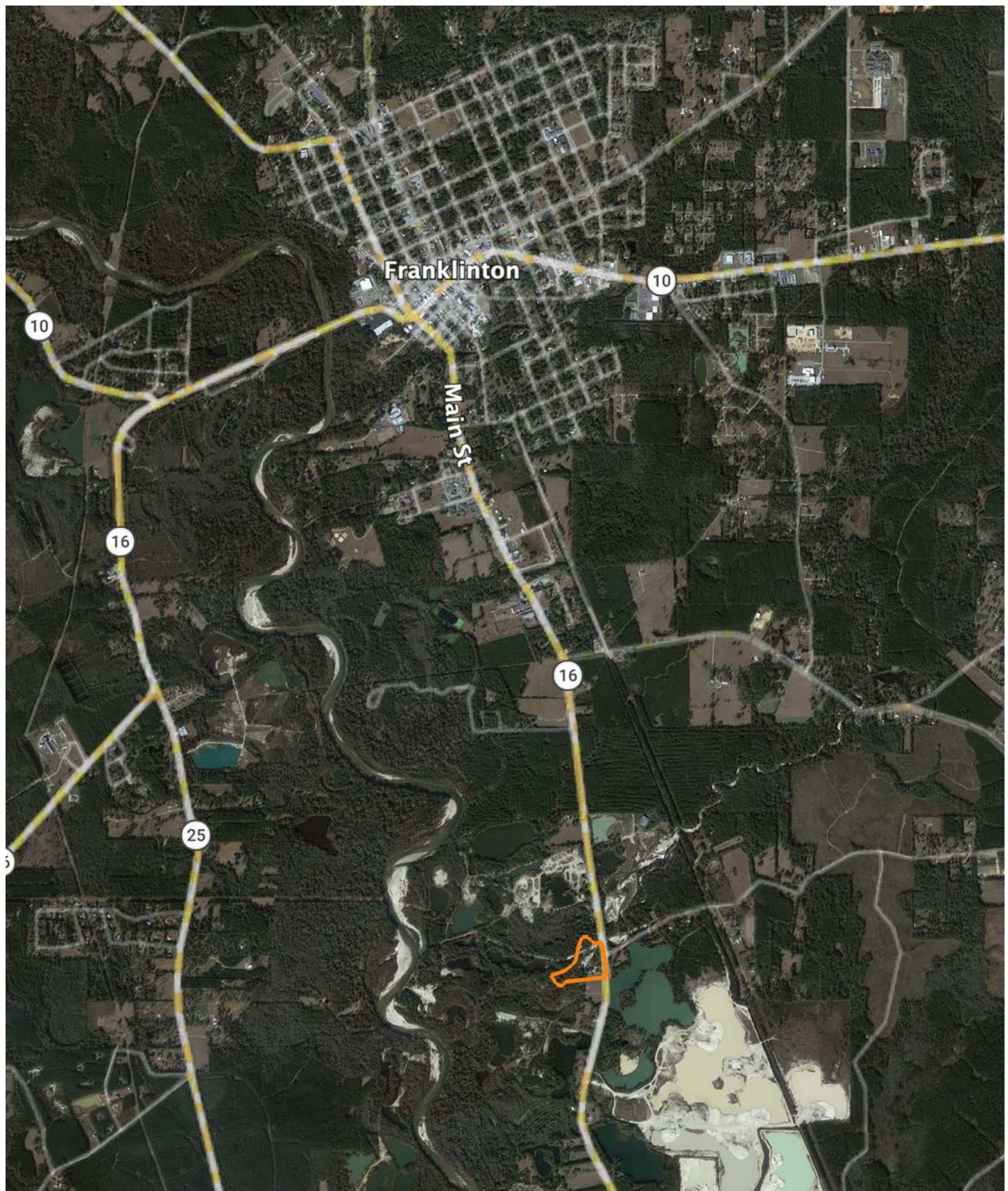


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Name	Number	County	NFIP Participation	Acres	Percent	
WASHINGTON PARISH	220230	Washington	Regular	14.62	100%	
			<b>Total</b>	<b>14.62</b>	<b>100%</b>	
Map Change	Date	Case No.	Acres	Percent		
No			0	0%		
Zone	SubType	Description	Acres	Percent		
AE		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%		
			<b>Total</b>	<b>14.62</b>	<b>100%</b>	
Panel	Effective Date	Acres	Percent			
22117C0350C	12/3/2009	14.62	100%			
			<b>Total</b>	<b>14.62</b>	<b>100%</b>	

# 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  
**985.231.3129**  
RBrown@MidwestLandGroup.com



**MidwestLandGroup.com**

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