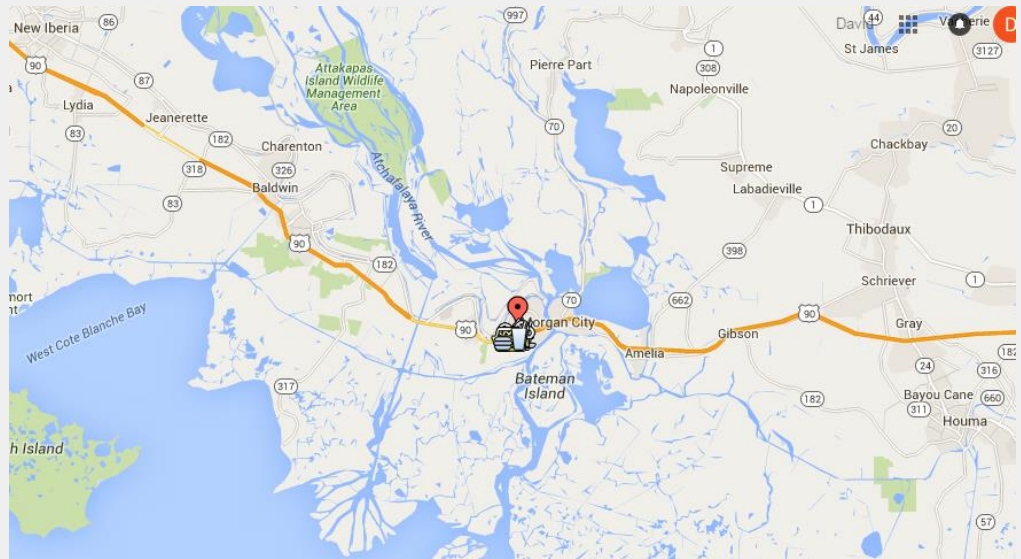




100 Cypress Drive Berwick, LA Cypress Lake RV Resort!!!

Property Features

- Approximately 57.6 Acres
- 20 Acre lake
- 81 RV spaces
- Approximately 50 more sites prepared
- Shower house, Office
- Pool
- Golf carts for customer use
- Boats for customer use
- Washing machines, dryers
- Nice Apartment over lobby with kitchen, bedroom, bath, storage, and living area
- City water
- Opened 2009
- WWW.cypresslakervresort.com
- See a drone video tour at <https://youtu.be/jJ8WhFASTzg>



Location

Berwick/Morgan City, LA barely visible from Hwy 90 but secluded and peaceful!

Financial:

Financials provided to qualified buyers with confidentiality agreement.

CALL OR EMAIL FOR MORE INFORMATION

David Kellenberger

Mobile: 337.654.7697

Davidkellenberger@latterblum.com

NAI Letter & Blum



CALL OR EMAIL FOR MORE INFORMATION

David Kellenberger
davidkellenberger@latterblum.com

Mobile: 337-654-7697

2000 Kaliste Saloom Rd., Ste. 101
Lafayette, LA 70508 USA

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. DATE CREATED July 25, 2017.



Shower rooms



Laundry



Entry



Ready for Expansion! Pads ready, water and/or sewer to additional 50 sites.



30, 50 amp

CALL OR EMAIL FOR MORE INFORMATION

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. DATE CREATED July 25, 2017.

David Kellenberger

Mobile: 337-654-7697

DavidKellenberger@latterblum.com

2000 Kaliste Saloom Rd., Ste. 101
Lafayette, LA 70508 USA



Park to Hwy 90



Apartment kitchen



Apartment living area



Apartment bath



Office



Apartment bedroom

CALL OR EMAIL FOR MORE INFORMATION

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. DATE CREATED July 25, 2017.

David Kellenberger

Mobile: 337-654-7697

DavidKellenberger@latterblum.com

2000 Kaliste Saloom Rd., Ste. 101
Lafayette, LA 70508 USA