

Emory Road Tract, Lincoln Parish, 47 Acres +/-
1 Emory Road
Choudrant, LA 71227

\$365,000
47± Acres
Lincoln County



**Emory Road Tract, Lincoln Parish, 47 Acres +/-
Choudrant, LA / Lincoln County**

SUMMARY

Address

1 Emory Road

City, State Zip

Choudrant, LA 71227

County

Lincoln County

Type

Recreational Land, Timberland, Undeveloped Land, Hunting Land

Latitude / Longitude

32.533591 / -92.465291

Acreage

47

Price

\$365,000

Property Website

<https://www.mossyoakpropertiesla.com/property/emory-road-tract-lincoln-parish-47-acres-lincoln-louisiana/81927/>



Emory Road Tract, Lincoln Parish, 47 Acres +/- Choudrant, LA / Lincoln County

PROPERTY DESCRIPTION

Property ID: LALINCSC47

47 Acres of Prime Timberland – Homesite or Investment Opportunity | Lincoln Parish, LA

Discover the perfect blend of natural beauty and strategic location with this exceptional 47-acre tract of timberland located in Lincoln Parish, Louisiana. Situated near the prestigious Squire Creek Country Club and just a short drive from both Ruston and West Monroe, this property offers outstanding potential for a rural homesite, recreational retreat, or timber investment.

Key Features:

- **Acreage:** 47 ± acres of well-stocked timberland
- **Location:** Frontage on both I-20 and Emory Road, providing excellent access and visibility
- **Land Use:** Ideal for rural residential development, recreational use, or continued timber production
- **Proximity:** Minutes from Ruston, LA, and West Monroe; near Squire Creek Country Club and other local amenities
- **Topography:** Gently rolling terrain with mature pine and hardwood timber
- **Utilities:** Electricity to the tract and part of the Culbertson Water Systems.

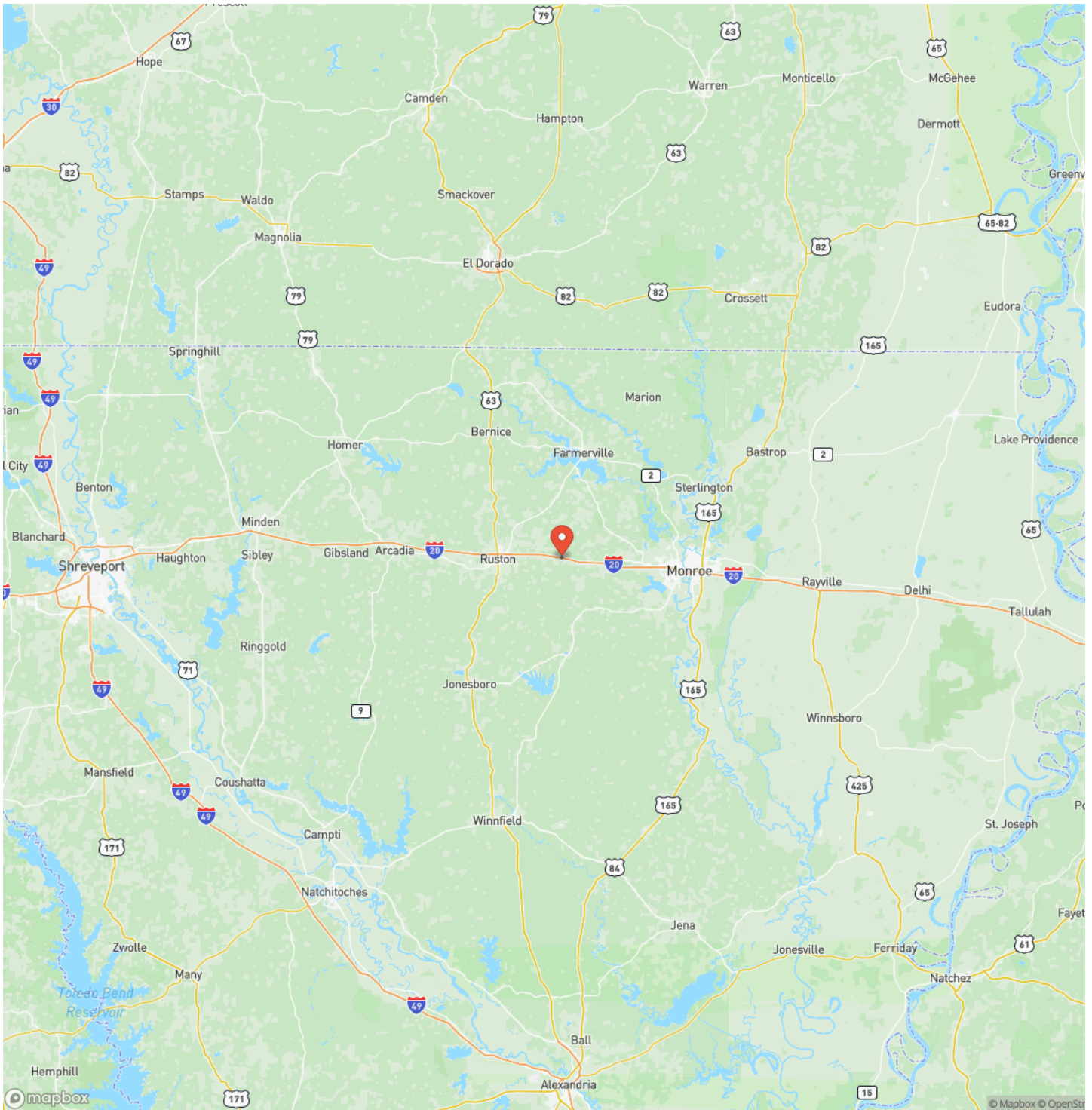
Whether you're looking to build your dream home in a serene rural setting, develop a private getaway, or invest in timberland with long-term value, this property checks all the boxes. With its convenient location and versatile land use potential, this is a rare opportunity in one of North Louisiana's most desirable areas



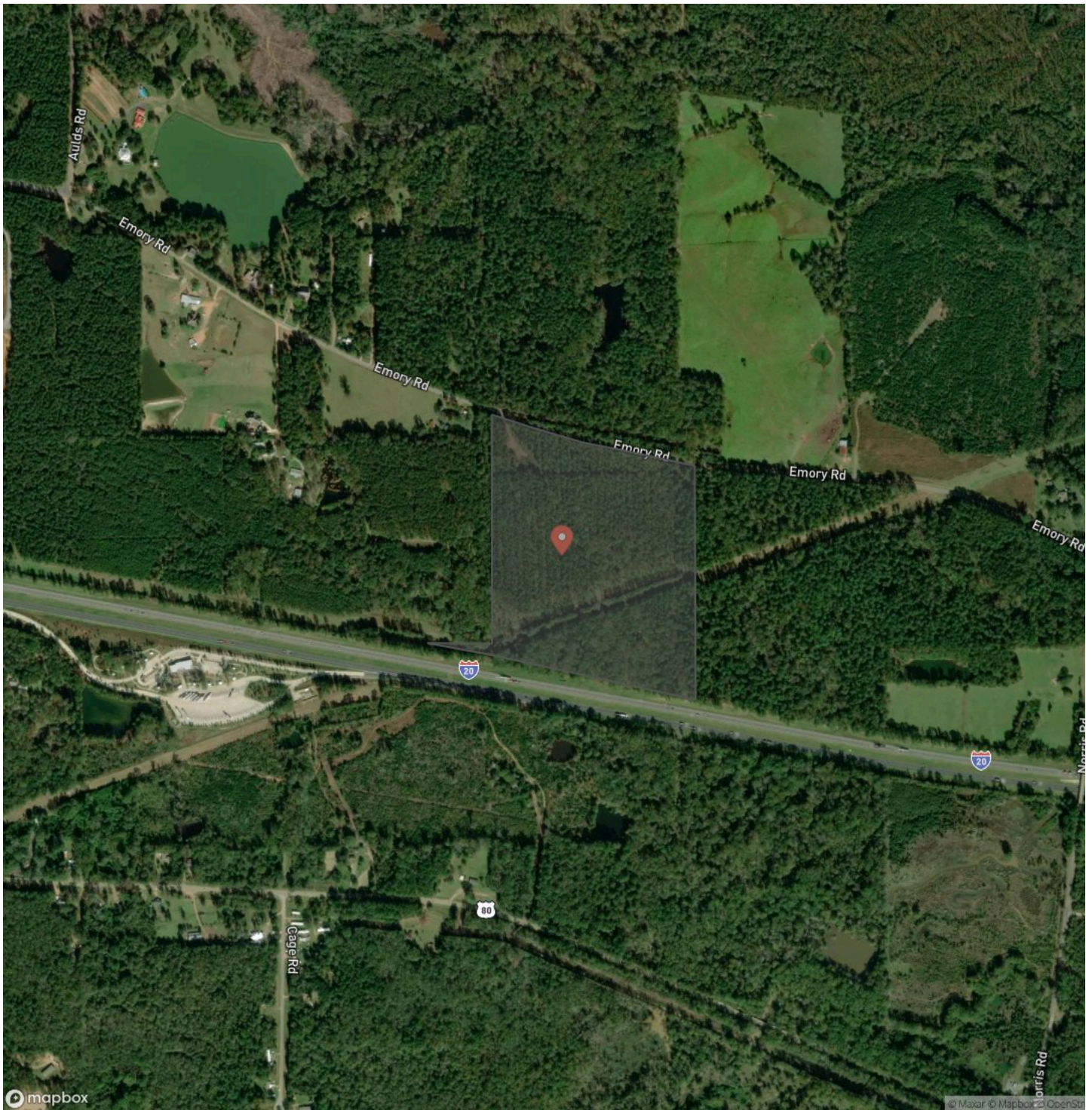
Locator Map



Locator Map



Satellite Map



**Emory Road Tract, Lincoln Parish, 47 Acres +/-
Choudrant, LA / Lincoln County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Sam Crawford

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(318) 655-2466

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Address

2412 East 70th Street

City / State / Zip

NOTES



MORE INFO ONLINE:

MossyOakPropertiesLA.com

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
MossyOakPropertiesLA.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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