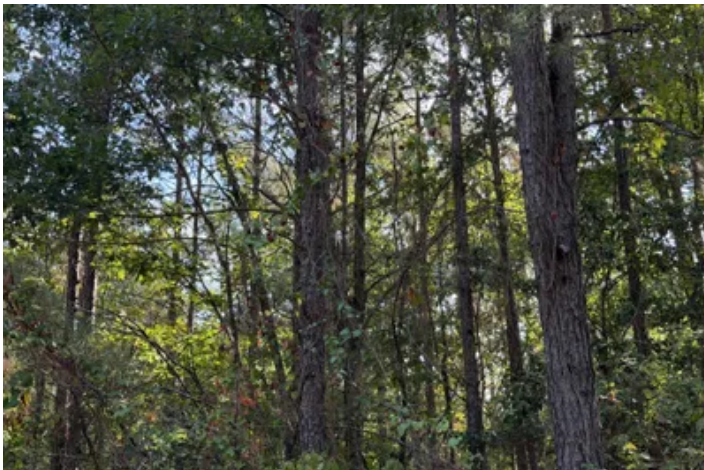


W. Stateline Road Tract, Claiborne Parish, +/-37 Acres
000 W Stateline Rd
Haynesville, LA 71038

\$101,750
37± Acres
Claiborne County



**W. Stateline Road Tract, Claiborne Parish, +/-37 Acres
Haynesville, LA / Claiborne County**

SUMMARY

Address

000 W Stateline Rd

City, State Zip

Haynesville, LA 71038

County

Claiborne County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.010578 / -92.861801

Acreage

37

Price

\$101,750

Property Website

<https://www.mossyoakpropertiesla.com/property/w-stateline-road-tract-claiborne-parish-37-acres-claiborne-louisiana/117295/>



W. Stateline Road Tract, Claiborne Parish, +/-37 Acres Haynesville, LA / Claiborne County

PROPERTY DESCRIPTION

Discover the potential of the W. Stateline Tract, a remarkable 37-acre property situated in northern Claiborne Parish. This versatile land offers a unique blend of hunting/recreational opportunities, timber investment, and a serene backdrop for a future home, all awaiting your vision. Imagine days filled with outdoor adventure and peaceful evenings surrounded by nature on this exceptional Louisiana offering. With a timber stand ready for harvest, you will have immediate returns to fund improvement plans or recoup a portion of your investment.

The mineral rights are also part of this offering, adding another layer of value.

Location: Sections 2 & 3, Township 23 North, Range 5 West, Claiborne Parish, Louisiana. Road frontage on Holly Grove Ln and W Stateline Rd.

For additional information or to set up your own private property tour, contact Jarod Patterson [318-245-1167](tel:318-245-1167) or email jpatterson@mossyoakproperties.com

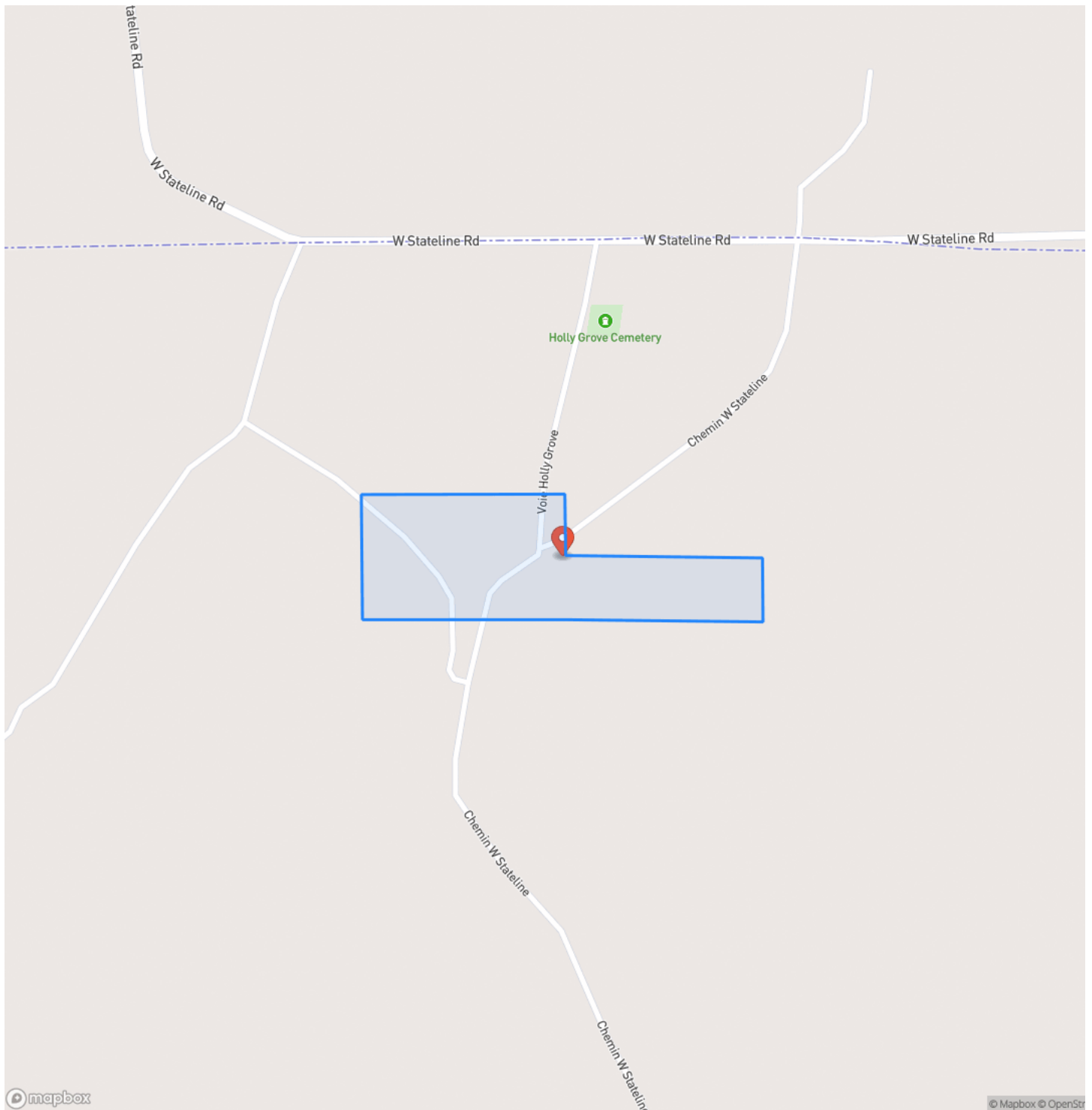
To see a list of all properties, please visit <https://mossyoakpropertiesla.com/property-search/>



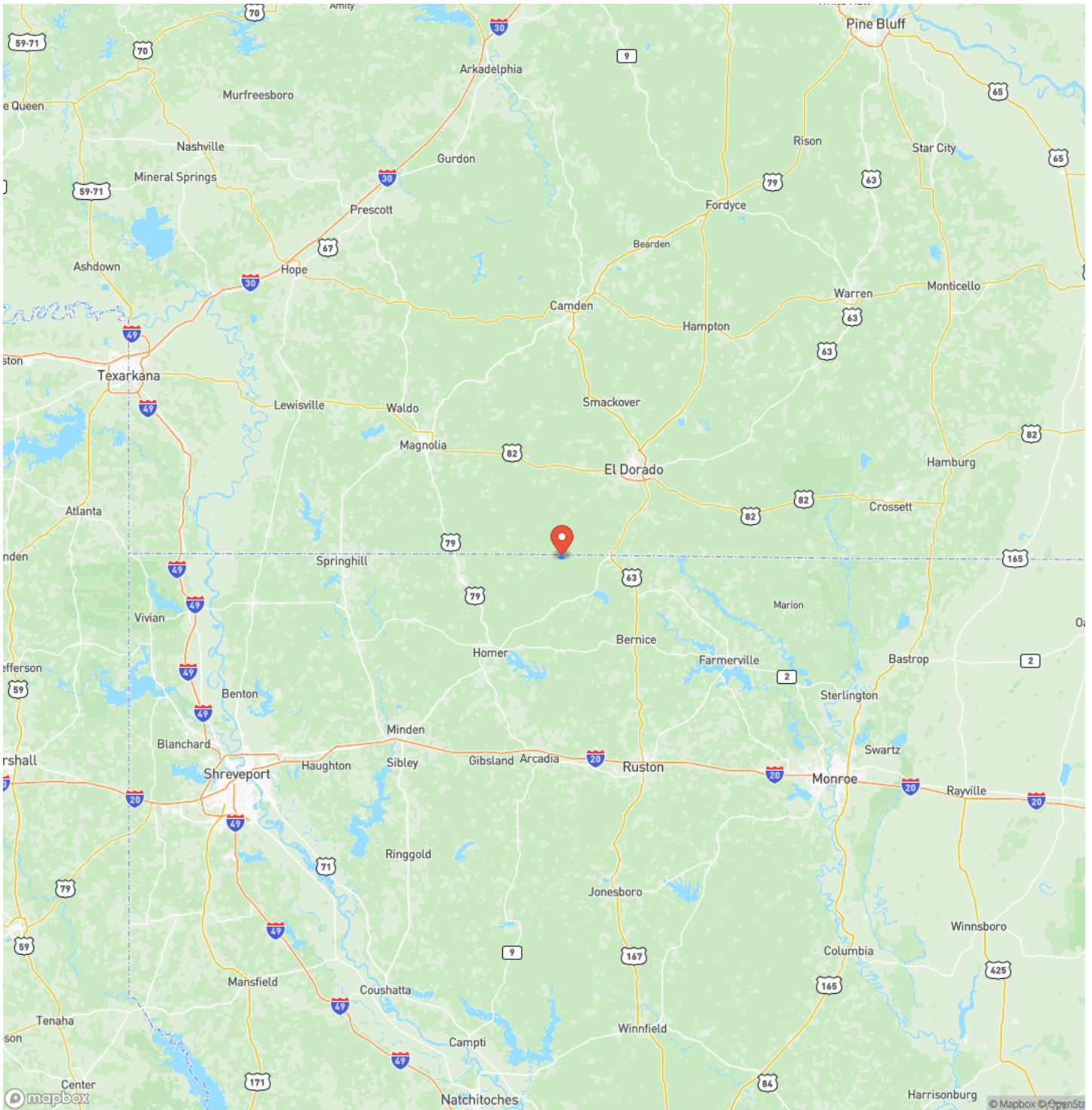
W. Stateline Road Tract, Claiborne Parish, +/-37 Acres
Haynesville, LA / Claiborne County



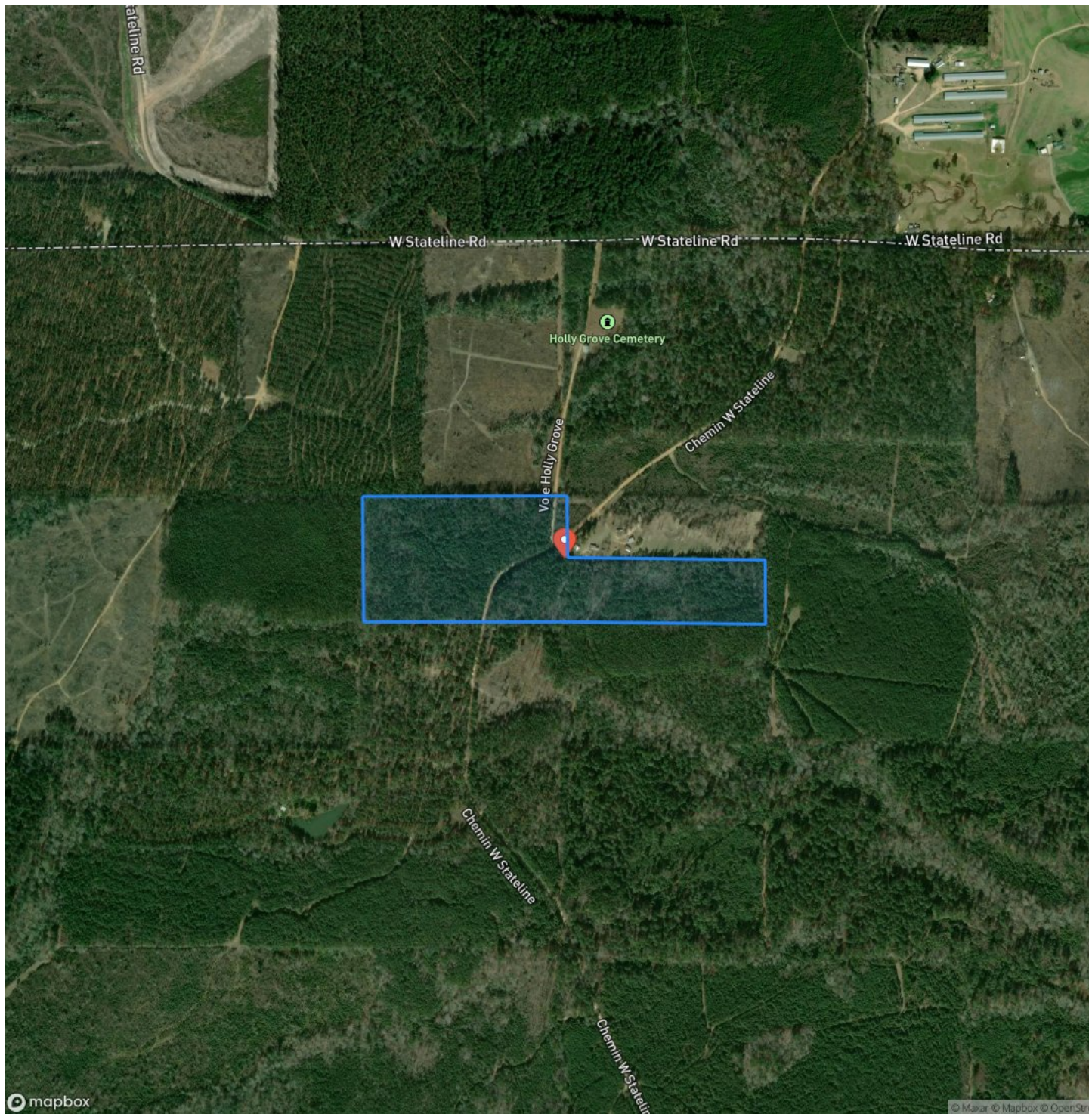
Locator Map



Locator Map



Satellite Map



**W. Stateline Road Tract, Claiborne Parish, +/-37 Acres
Haynesville, LA / Claiborne County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jarod Patterson

Mobile

(318) 245-1167

Email

jpatterson@mossyoakproperties.com

Address

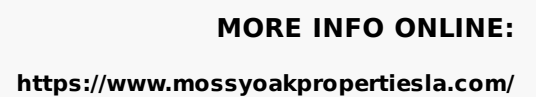
629 Leachman Road

City / State / Zip

Ruston, LA 71270

NOTES

This image shows a blank 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.

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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