

Anderson Road Tract, Lincoln Parish, 47 Acres +/-
000 Anderson Rd
Choudrant, LA 71227

\$322,000
47± Acres
Lincoln County



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

SUMMARY

Address

000 Anderson Rd

City, State Zip

Choudrant, LA 71227

County

Lincoln County

Type

Undeveloped Land, Timberland, Hunting Land

Latitude / Longitude

32.6702 / -92.5077

Acreage

47

Price

\$322,000

Property Website

<https://www.mossoakpropertiesla.com/property/anderson-road-tract-lincoln-parish-47-acres-/lincoln/louisiana/104165/>



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PROPERTY DESCRIPTION

Discover the possibilities with the Anderson Road Tract, a beautiful 47-acre property located in Lincoln Parish near the growing communities of Ruston and Choudrant. Conveniently situated with abundant frontage on Anderson Road, this property offers the perfect combination of peaceful country living and easy access to shopping, dining, schools, and everyday conveniences.

Located just 10–15 minutes from downtown Ruston and minutes from Louisiana Tech University, the tract provides a desirable rural setting while remaining close to one of North Louisiana's most vibrant and steadily growing communities. The area is known for its strong local economy, outdoor recreation opportunities, and small-town charm, making this property attractive for both full-time living and recreational use.

Featuring gently rolling terrain, beautiful timberland, and abundant wildlife habitat, this versatile tract offers exceptional potential for residential development, a private estate, recreational retreat, or long-term timber investment. With multiple potential homesites and generous road frontage, the property provides flexibility for future improvements, cabins, barndominiums, or even a family compound.

Utilities are available nearby, adding convenience and value for future development. Whether you are looking to build your dream home, establish a weekend getaway, or invest in land with long-term upside, the Anderson Road Tract delivers outstanding versatility and opportunity.

Outdoor enthusiasts will appreciate the excellent hunting opportunities, privacy, and room to develop trails, food plots, and recreational features throughout the property. The combination of location, accessibility, and natural beauty makes this tract a rare opportunity in North Louisiana.

Property Highlights

- 47± acres in Lincoln Parish
- Conveniently located near Ruston and Choudrant
- Approximately 10–15 minutes from downtown Ruston
- Minutes from Louisiana Tech University
- Abundant frontage on Anderson Road
- Excellent development potential
- Utilities available nearby

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

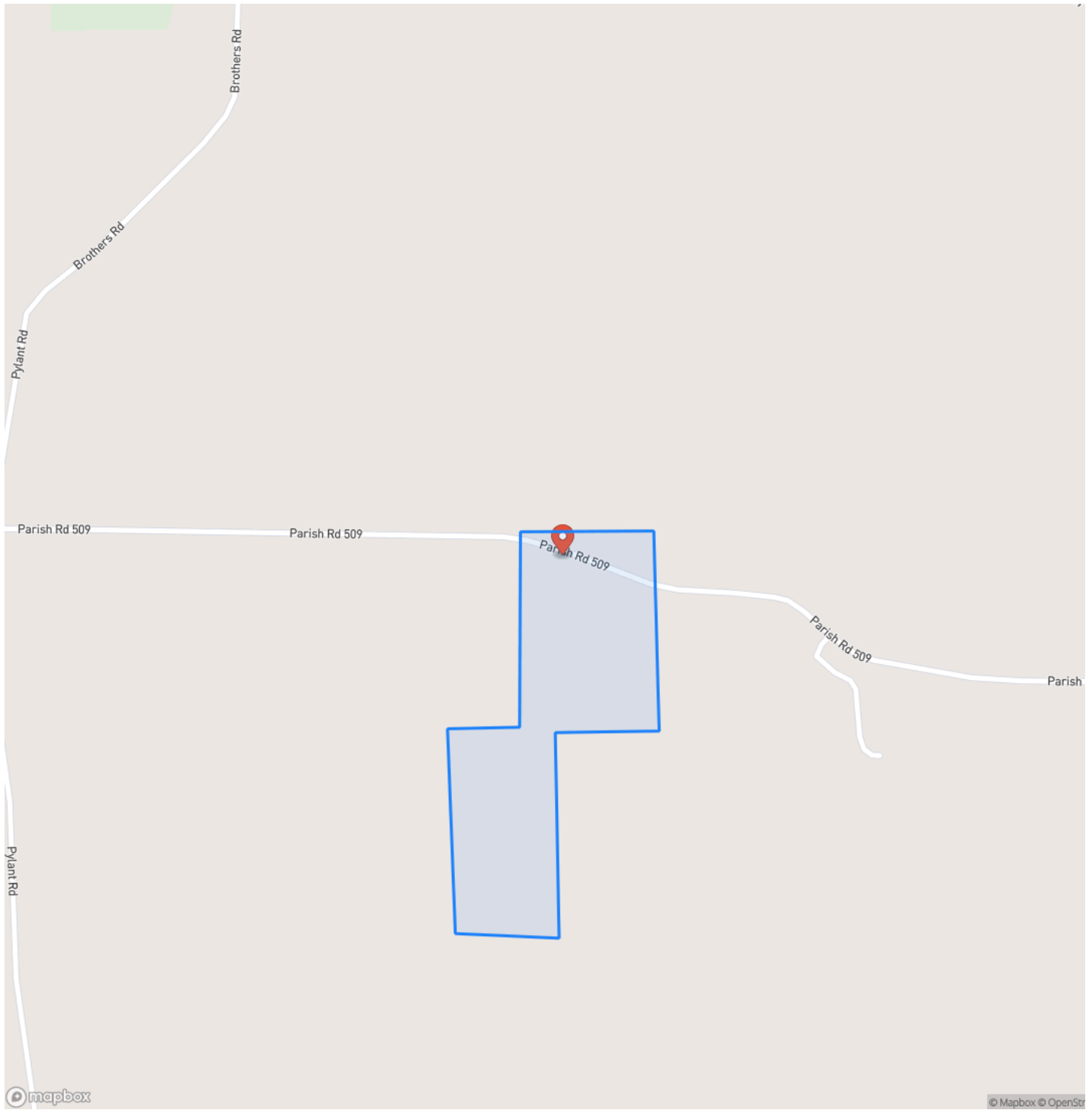
To see a list of all properties, please visit <https://mossyoakpropertiesla.com/property-search/>



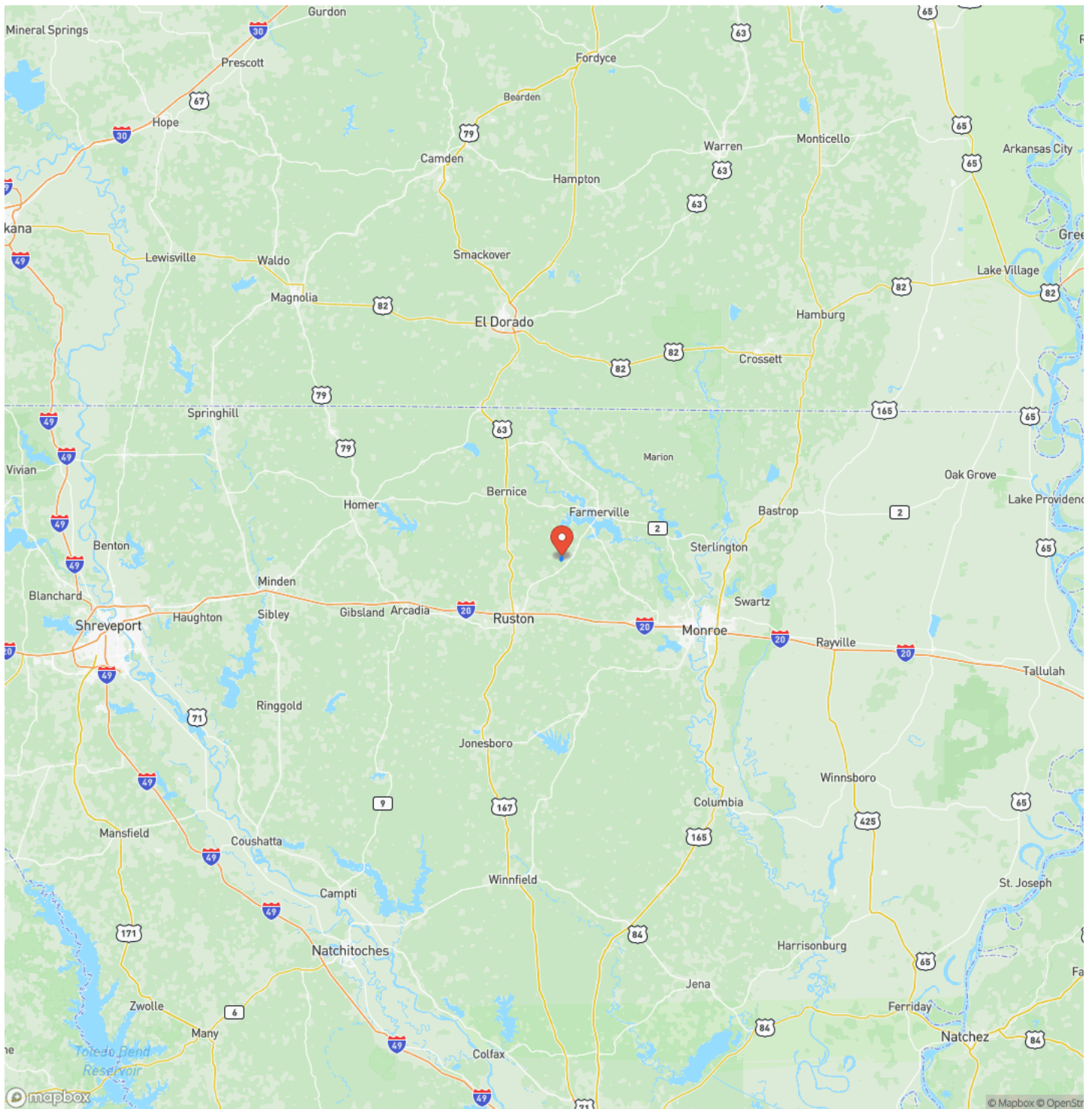
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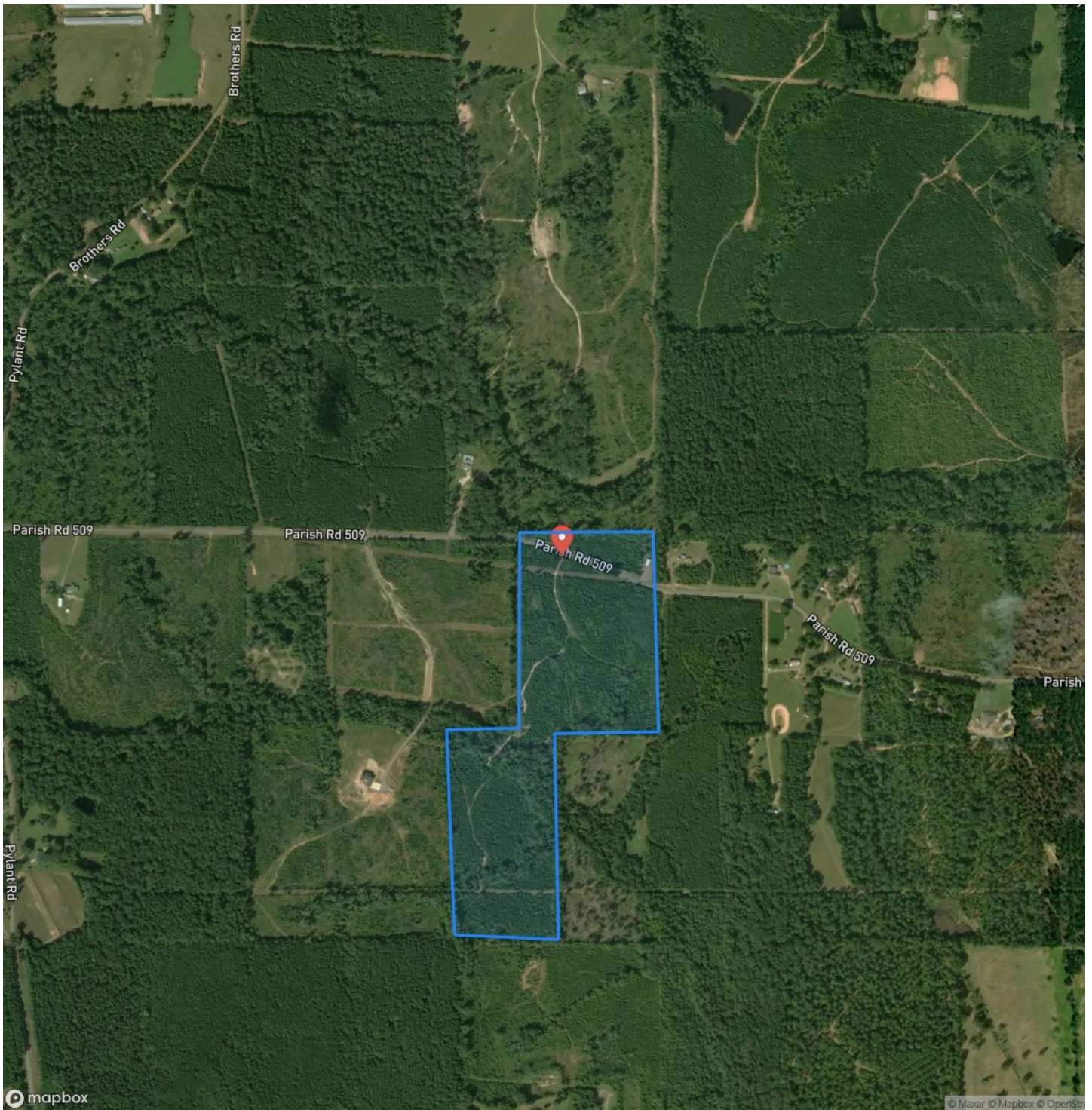
Locator Map



Locator Map



Satellite Map



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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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