

**Mock Timber Tract, Union Parish, 167 Acres +/-
Marion, LA 71260**

\$459,250
167± Acres
Union County



**Mock Timber Tract, Union Parish, 167 Acres +/-
Marion, LA / Union County**

SUMMARY

City, State Zip

Marion, LA 71260

County

Union County

Type

Recreational Land, Timberland, Business Opportunity

Latitude / Longitude

32.3258 / -92.2795

Acreage

167

Price

\$459,250

Property Website

<https://www.mossyoakpropertiesla.com/property/mock-timber-tract-union-parish-167-acres-union-louisiana/53469/>



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PROPERTY DESCRIPTION

PROPERTY ID: LAUNIOJP167

The Mock Timber Tract consists of a 140 acre tract and a 27 acre tract. Both are well stocked with pine timber. The 140 acre tract lies next to Bayou de Loutre bottom with hardwood and cypress timber along the western boundary. This tract offers excellent recreational opportunities for hunting and riding as well as immediate returns from the timber, if desired. The diverse habitat and timber value make this a unique property.

Location: Sections 8, 9 & 28, Township 22 North, Range 2 East, Union Parish, Louisiana. Approximately 15 minutes northeast of Farmerville and 10 minutes south of Marion.

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

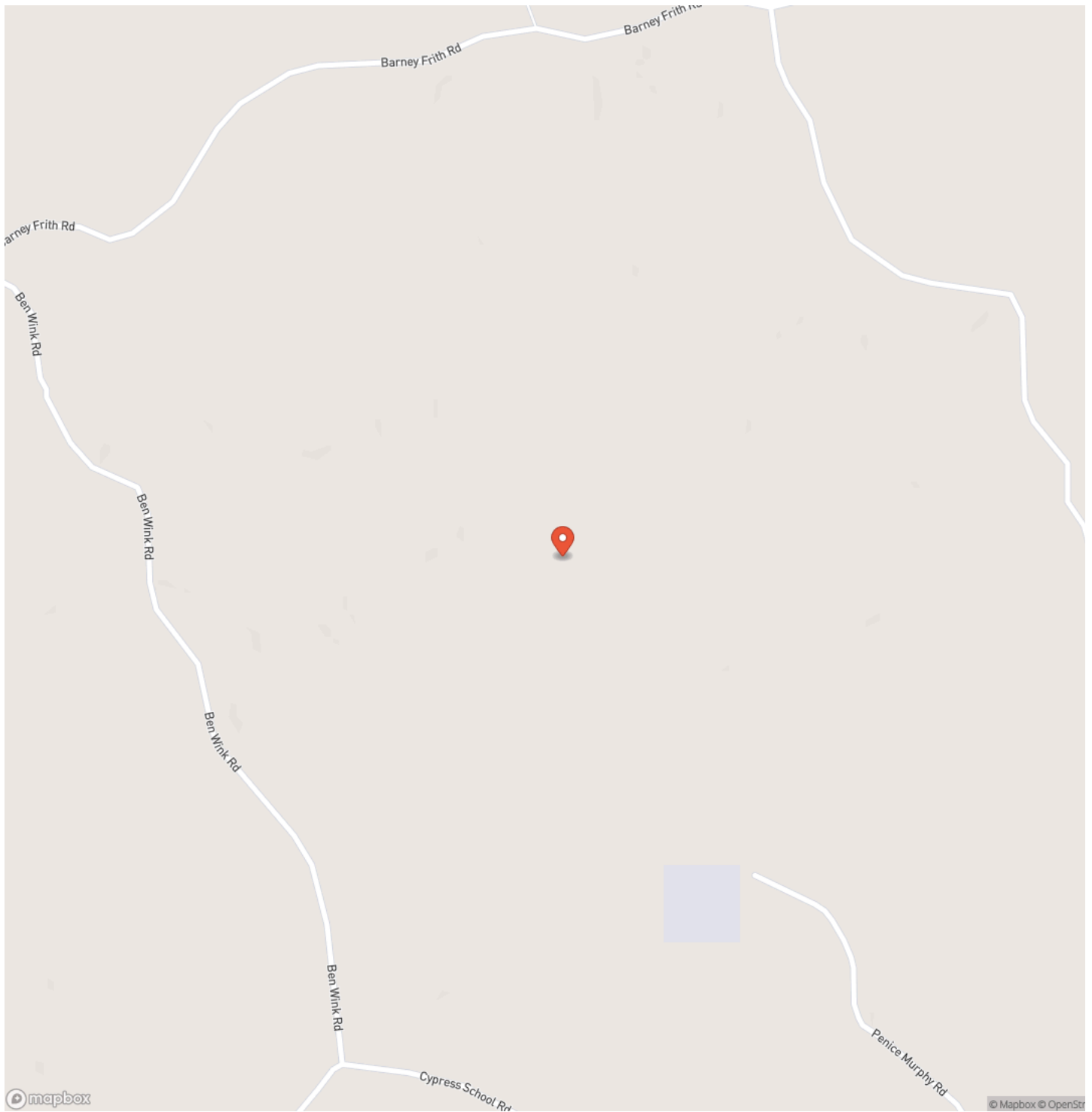
To see a list of all properties, please visit <https://mossyoakpropertiesla.com/property-search/>



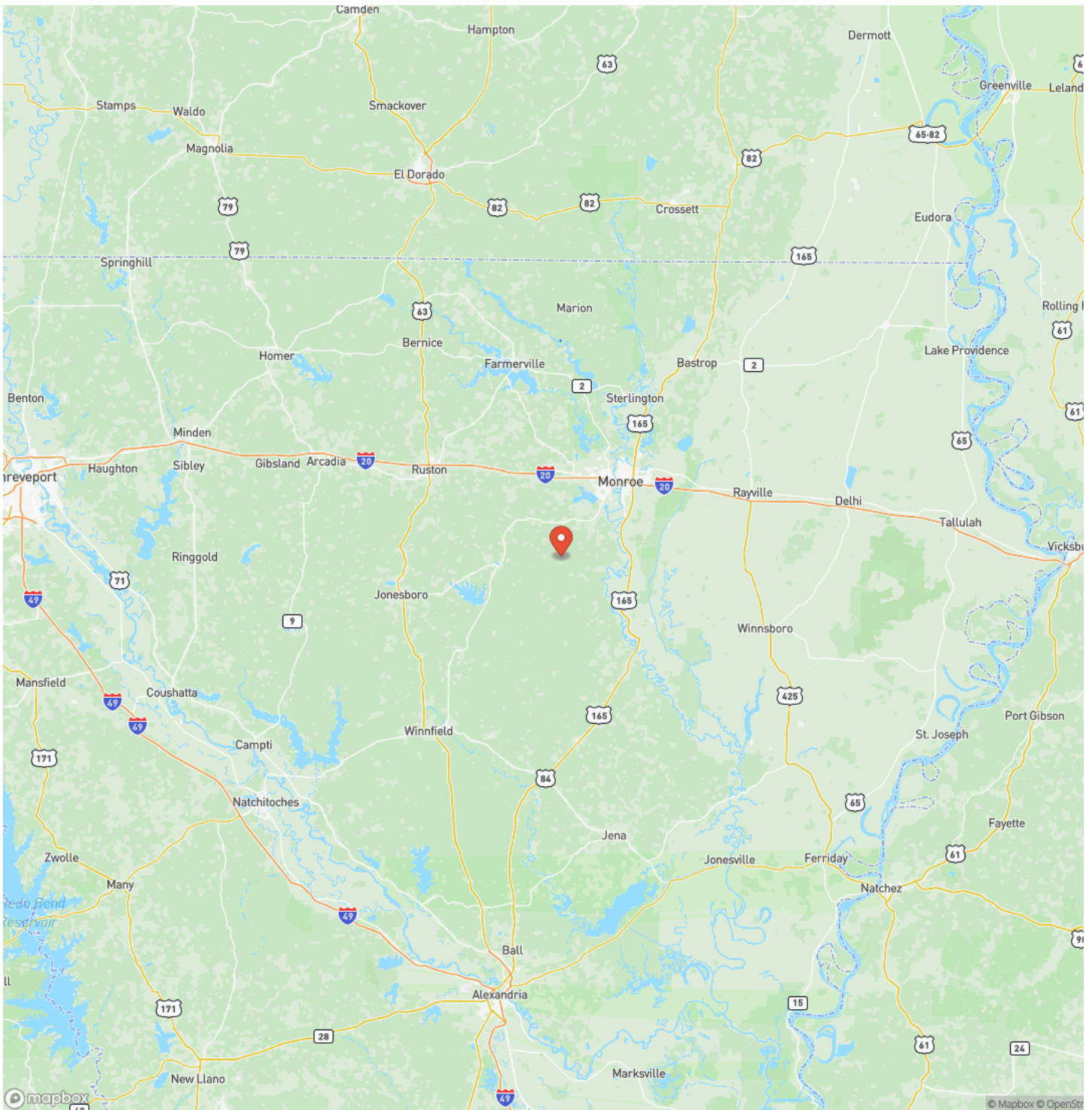
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jarod Patterson

Mobile

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Address

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City / State / Zip

Ruston, LA 71270

NOTES

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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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