

**Ansley Hardwood Tract South, Jackson Parish, 268 Acres**  
+/-  
TBD US Hwy 167  
Ruston, LA 71270

**\$558,780**  
268± Acres  
Jackson County





**Ansley Hardwood Tract South, Jackson Parish, 268 Acres +/-  
Ruston, LA / Jackson County**

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**SUMMARY**

**Address**

TBD US Hwy 167

**City, State Zip**

Ruston, LA 71270

**County**

Jackson County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

32.3745 / -92.703057

**Acreage**

268

**Price**

\$558,780

**Property Website**

<https://www.mossyoakpropertiesla.com/property/ansley-hardwood-tract-south-jackson-parish-268-acres-jackson-louisiana/65674/>



## **Ansley Hardwood Tract South, Jackson Parish, 268 Acres +/- Ruston, LA / Jackson County**

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### **PROPERTY DESCRIPTION**

The Ansley Hardwood Tract South, containing 268 acres, provides exceptional opportunities for hunting and recreation. Approximately 3,930 feet of frontage on Hwy 167 along the western boundary and an improved woods road along southern boundary provide ample access to the entire property. With 170 acres of hardwood timber, 30 acres of flooded timber and 60 acres of pine plantations, this property offers diverse habitat for multiple wildlife species as well as future revenues from timber thinnings. Cypress Bayou also runs through the property providing year round water allowing deer, turkeys, various bird species, hogs and small game to thrive. You may even be able to catch a few fish from time to time in Cypress Bayou.

Looking for additional acreage to create your own large contiguous hunting and recreation paradise, see the Ansley Hardwood Tract North and Lamkin Road Tract which join this tract. All three properties combined total over 700 acres of prime hunting property.

Location: Sections 8, 16 & 17, Township 16 North, Range 3 West, Jackson Parish, Louisiana. Located 11.5 miles south of Ruston and 3 miles north of Quitman.

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



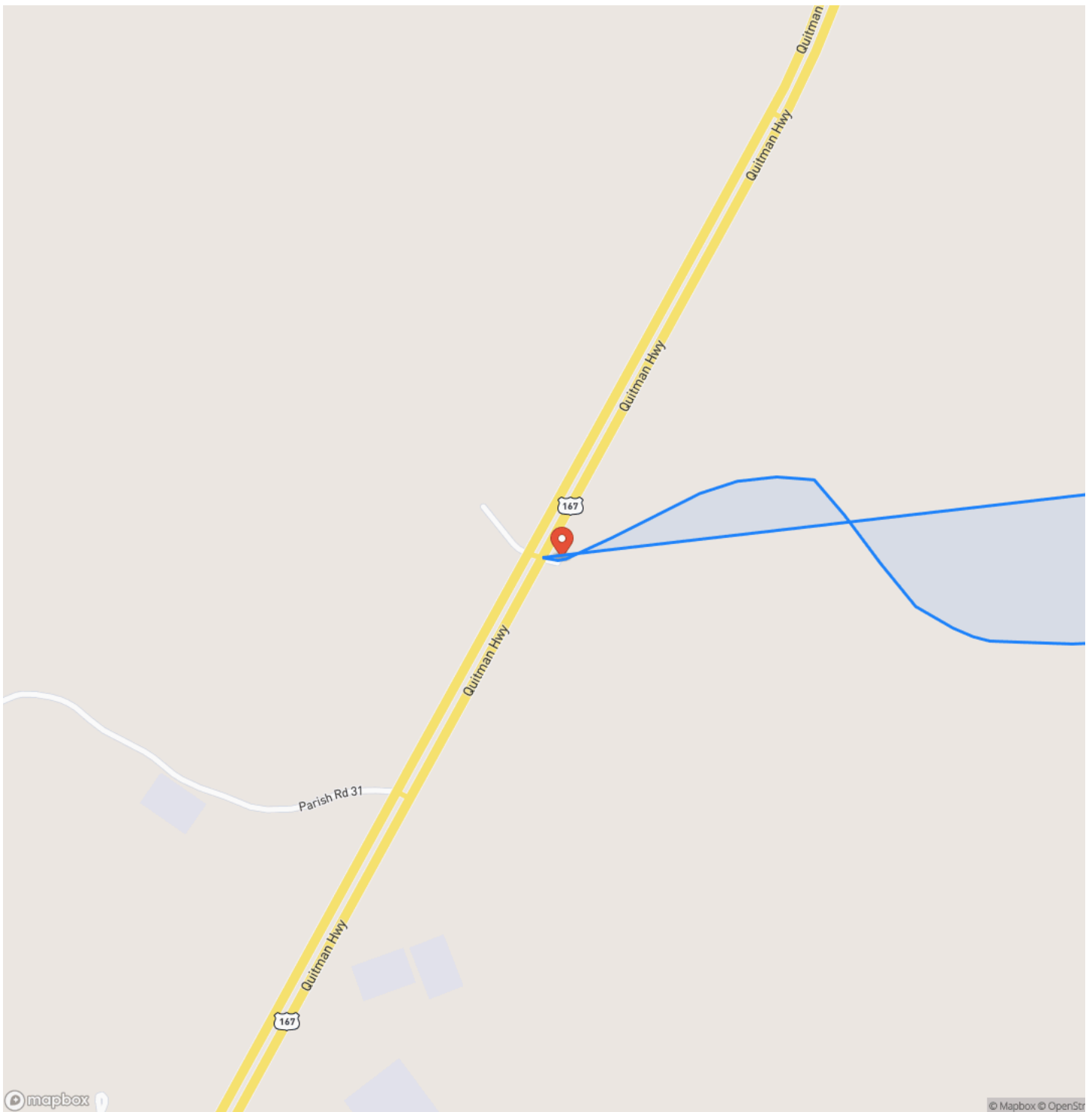


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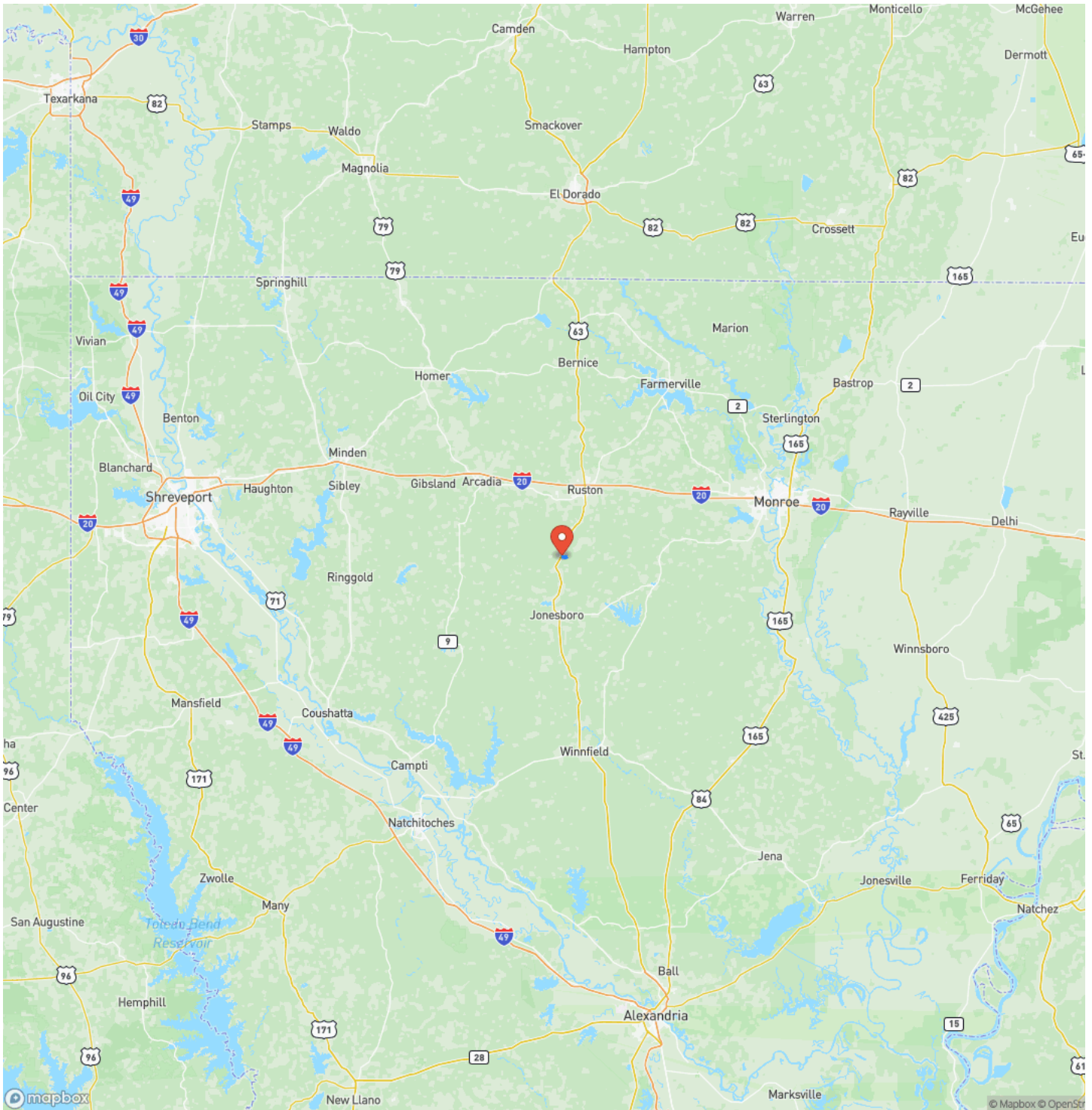


## Locator Map





## Locator Map





## Satellite Map



**Ansley Hardwood Tract South, Jackson Parish, 268 Acres +/-  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jarod Patterson

## Mobile

(318) 245-1167

## Email

jpatterson@mossyoakproperties.com

**Address**

629 Leachman Road

## City / State / Zip

## NOTES

[illegible]



## 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.



**MORE INFO ONLINE:**  
**MossyOakPropertiesLA.com**

## **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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