

**Posey Webb Camp Road Tracts, La Salle
Parish, 172.16 Acres +/-
Jena, LA 71342**

\$546,768
172.160± Acres
La Salle County



**Posey Webb Camp Road Tracts, La Salle Parish, 172.16 Acres +/-
Jena, LA / La Salle County**

SUMMARY

City, State Zip

Jena, LA 71342

County

La Salle County

Type

Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

31.7343 / -91.9468

Acreage

172.160

Price

\$546,768

Property Website

<https://www.mossyoakproperties.com/property/posey-webb-camp-road-tracts-la-salle-parish-172-16-acres-la-salle-louisiana/35974/>



Posey Webb Camp Road Tracts, La Salle Parish, 172.16 Acres +/- Jena, LA / La Salle County

PROPERTY DESCRIPTION

Property ID: LALASAPF172.16 All four tracts (A-B-C-D) of the Posey Webb Camp Road property are primarily mature pine plantations with mixed mature hardwood trees scattered throughout each tract. In addition to road frontage on Hwy 126 & Posey Webb Camp Road, this property also has a narrow paved road that winds its way to the bottom of a hill serving a single residence that lays just off the property at the dead end of the road. This roadway can serve for development purposes or simply to access areas of the subject property. Some steeper terrain on this property creates the potential of easily developing a lake or pond for an outstanding overlook for a homesite. The west boundary of this property joins the Ford Creek bottom which creates a good travel corridor for deer hunting. A small drainage branch even begins on this property and flows into Ford Creek providing lots of hardwood SMZ's for wildlife mast production. Tract C & D also have a connection to Hawthorne Creek drainage zone which makes for good hunting. If you're looking for a great rural homesite development opportunity with good timber, hunting, legal access, and utilities then this property may be just right for you. To schedule a showing contact Paul Ferrell [\(318\) 792-1893](tel:3187921893) "Your Land Guy" with Mossy Oak Properties of LA. Licensed in LA/MS for all your land needs. To see a list of all our properties, please visit <https://www.mossyoakpropertiesla.com/property-search/>.



**Posey Webb Camp Road Tracts, La Salle Parish, 172.16 Acres +/-
Jena, LA / La Salle County**



Locator Maps



Posey Webb Camp Road Tracts, La Salle Parish, 172.16 Acres +/-
Jena, LA / La Salle County

Aerial Maps



Posey Webb Camp Road Tracts, La Salle Parish, 172.16 Acres +/-
Jena, LA / La Salle County

LISTING REPRESENTATIVE

For more information contact:



Representative

Paul Ferrell

Mobile

(318) 792-1893

Email

pferrell@mossyoakproperties.com

Address

5152 Highway 84

City / State / Zip

Vidalia, LA 71373

NOTES



NOTES

[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.



Mossy Oak Properties of Louisiana
1945 E 70th Street Suite A
Shreveport, LA 71105
(318) 795-2490
MossyOakProperties.com

