

**Breland Road East Timber Tract, LaSalle Parish, 21.2  
Acres +/-  
Jena, LA 71342**

**\$95,400**  
21.200± Acres  
La Salle County



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Jena, LA / La Salle County**

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**SUMMARY**

**City, State Zip**

Jena, LA 71342

**County**

La Salle County

**Type**

Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

31.503570 / -92.206224

**Acreage**

21.200

**Price**

\$95,400

**Property Website**

<https://www.mossyoakproperties.com/property/breland-road-east-timber-tract-lasalle-parish-21-2-acres-la-salle-louisiana/37019/>



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### **PROPERTY DESCRIPTION**

PROPERTY ID: LALASACA21.2R

Are you wanting about 20 acres out in the country with no restrictions and isn't landlocked? Maybe you want a little bit of timber on it and the ability to carve out a driveway leading to your house place. Don't miss the opportunity to pick one of these three small properties on Breland Road off Highway 776 in the Opossum Point area of southern LaSalle Parish less than 20 minute drive to Jena, LA. This East tract has 21.2 acres stocked full of loblolly pines that are almost 10 years old. It will be a few years before they are ready for harvest but are coming along well. Part of this tract borders some hardwoods which adds the potential for hunting. The great part about this tract is the 1,200 linear feet of frontage along Breland Road. This allows for multiple points of entry for driveways, gates and utilities. If dividing a property in to smaller homesites has been an investment idea of yours then this could be it. Take a look at the other properties for sale in this area on our website. Make sure to view the maps of this property at [mossyoakpropertiesla.com](https://mossyoakpropertiesla.com).

For more information or to schedule an appointment to see this property 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 properties, please visit <https://mossyoakpropertiesla.com/property-search/>

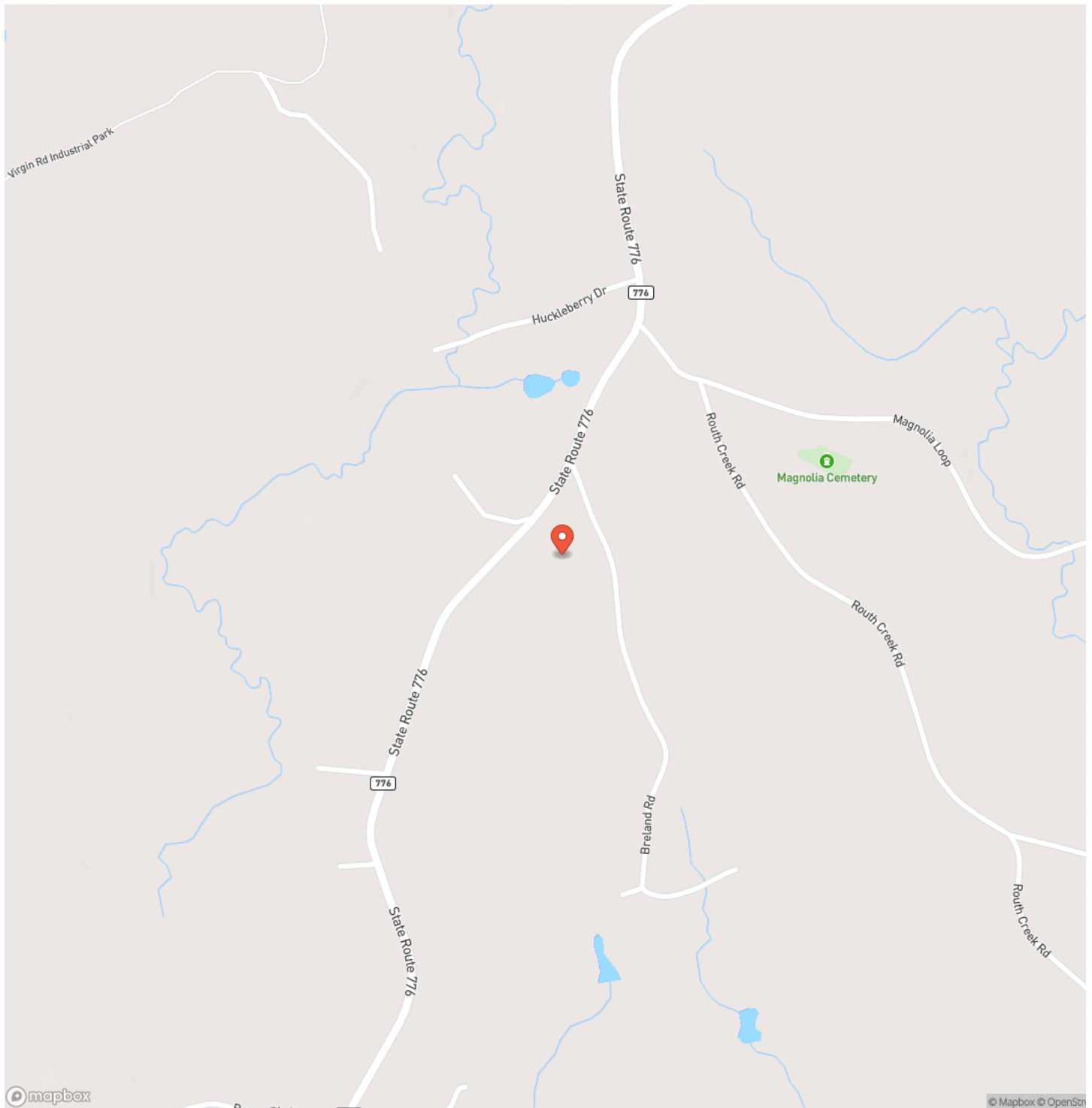


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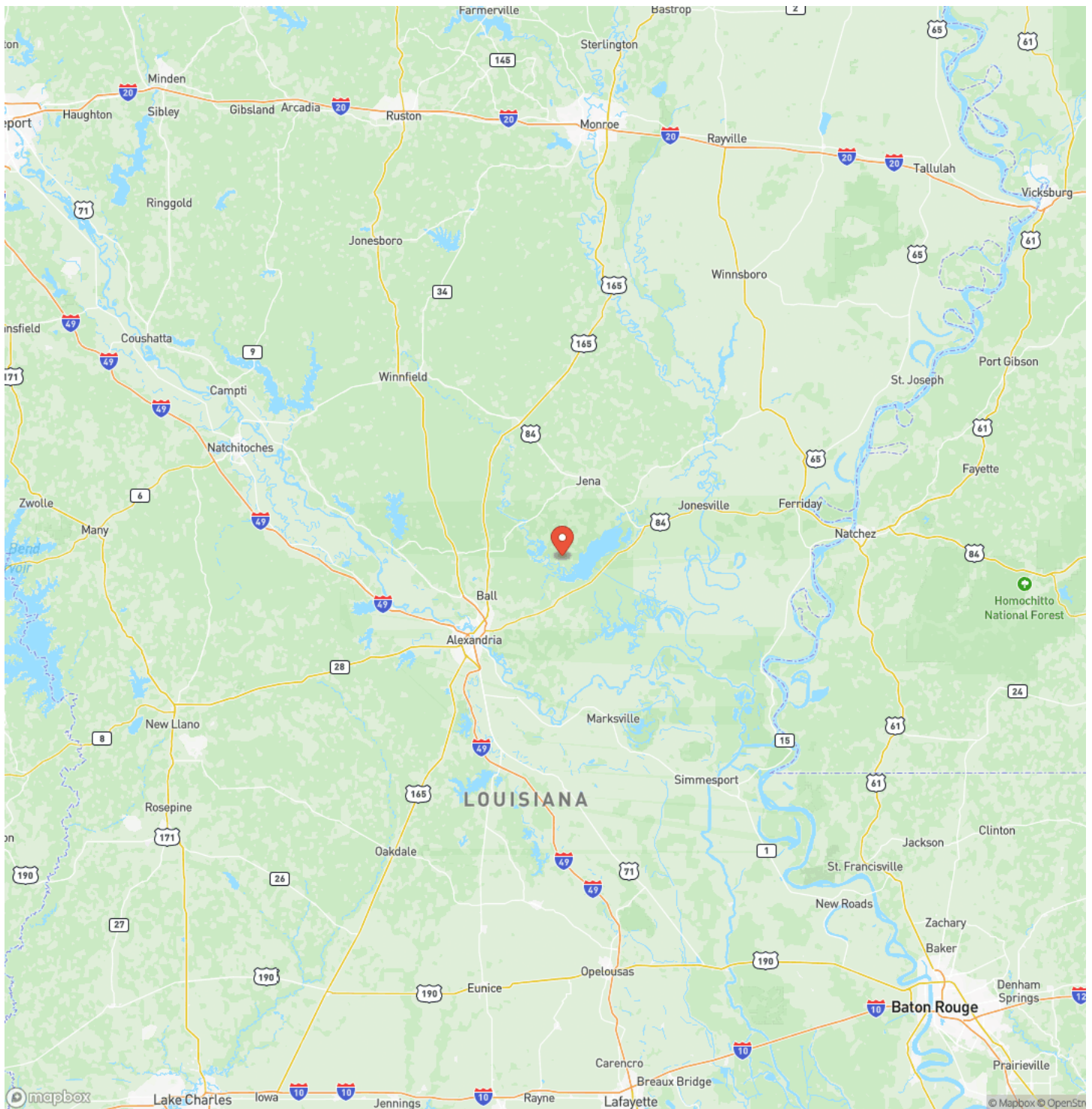
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## Locator Map



## Locator Map



## Satellite Map









## **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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