



**Hunter Smith**

hunter@hunterenergycorp.com

Office: (601) 250-0017

Cell: (318) 245-6965

SouthernStatesRealty.com



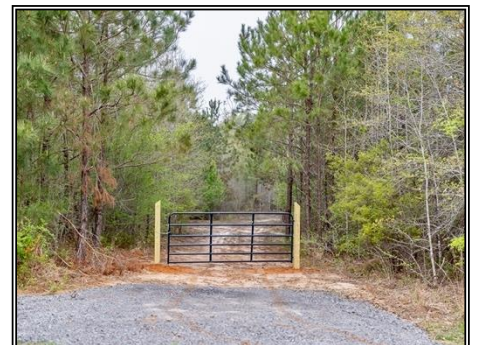
**SOUTHERN  
STATES REALTY**



Spring Creek 55 is a solid North Lincoln Parish tract with recreational and country homesite/farm opportunities. The property is located on Hwy 544 between Ruston and Simsboro. The newly gated entrance to the property is off of Hwy 544 approximately 5 miles Northwest of the newly constructed Tarbuton interchange on Interstate 20 and approximately 10 minutes from Ruston proper. The tract is a good mix of mature hardwoods and a young mix species timber that provides a blank canvas for the buyer looking for an affordable recreational tract with home/farm development opportunities. The property has a steady creek running through it that provides the new owner the perfect opportunity to construct a sizeable pond. Also, the property has beautiful changes in topography that Lincoln Parish is known for. Spring Creek 55 is also a great tract to be developed into a solid recreational tract that includes deer hunting, small game hunting, and opportunity for ATV and horseback riding. Lincoln Parish land doesn't last long, so don't miss your opportunity on the Spring Creek 55.

**Hwy 544, Ruston, LA**

**32.566208, -92.727644 GPS**



**\$275,000**

**55 Acres  
MLS #201291  
UC #23042-01291**

