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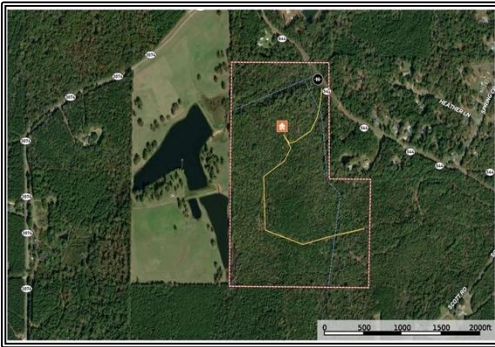
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**SOUTHERN  
STATES REALTY**



**Hwy 544, Ruston, LA**



Spring Creek 95 is a premier North Lincoln Parish tract with excellent residential development opportunity. 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 to develop a premier country estate or the residential developer looking for a quality property to build a high-quality residential development. The property has multiple creeks and drains through it that provide the new owner the perfect opportunity to construct multiple water features. Also, the property has beautiful changes in topography that Lincoln Parish is known for. Spring Creek 95 is also a great tract to be developed into a top-notch 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 95, contact Realtree Landpro, Hunter Smith at 318-245-6965 or hunter@hunterenergycorp.com to schedule a showing of this premier property.

32.567019, -92.736004 GPS

**\$575,000**

**95 Acres  
UC #23042-01287**

