



Hunter Smith

hunter@hunterenergycorp.com

Office: (601) 250-0017

Cell: (318) 245-6965

SouthernStatesRealty.com



**SOUTHERN
STATES REALTY**



Welcome to the Walnut 170, located in Union Parish, LA only 30 minutes NE of Ruston, LA on State Hwy 15 halfway between Lake D'arbonne and West Monroe, LA. Walnut 170 is comprised of mainly 15 year old pine plantation that has recently been thinned which has opened up the tract for great hunting opportunities of whitetail deer and eastern turkey. The property also has multiple hardwood draws with some small live water creeks which also provide ample diverse habitat for wildlife on the tract. The highly managed timber stand is set for its second thinning within the next 5 years so the new owner can expect a solid return on their investment very quickly. This tract sets up perfectly for a hunting tract, a country estate, timber investment and/or residential development possibilities. If you are looking for a solid timber investment with good hunting opportunities and with lots of upside, then the Walnut 170 is your tract, contact Realtree Landpro, Hunter Smith today for your private showing.

Hwy 15, Downs ville

32.605733, -92.349065 GPS



\$595,000

170 Acres
MLS #198606
UC #23042-98606

