



Hunter Smith

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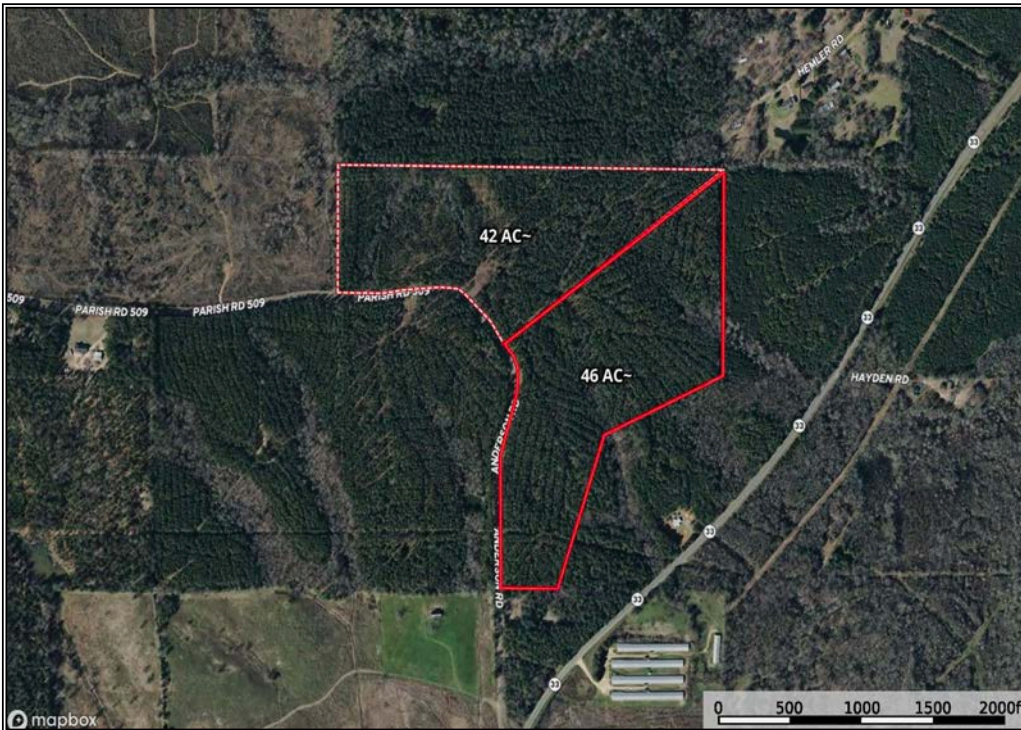
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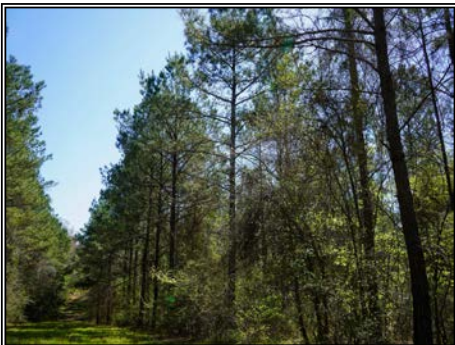
**Southern
States Realty**



Anderson 46 is a highly managed, mature pine plantation located in Northeast Lincoln Parish. The property offers over ½ mile of road frontage, with topography that lends itself well to residential development opportunities. Located just 10 minutes from Lake D'Arbonne and 15 minutes from Ruston, LA, this property is ideally situated for those who want to enjoy peaceful country living while still having the conveniences and amenities of nearby towns. This area of Lincoln Parish is known for good whitetail deer populations, Eastern wild turkey, and other small game hunting opportunities. The property also features a nice interior road system, managed gates, and substantial fencing along the road frontage. If you're looking for a highly managed, well-kept rural timber tract with recreational and residential potential, Anderson 46 is one to see.

Anderson Road, Choudrant, LA

32.666304 -92.489000 GPS



\$349,500

**46± Acres
MLS #221009**

