



**Hunter Smith**

hunter@hunterenergycorp.com

Office: (601) 250-0017

Cell: (318) 245-6965

SouthernStatesRealty.com



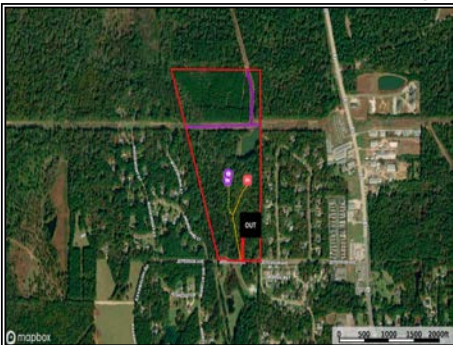
**Southern  
States Realty**



The James Place is one of the most unique properties in North Central Louisiana and specifically in Ruston, LA. When you enter the property on its private drive, you will notice the meticulous care and love that have been poured into this place. The original owner of this property spared no expense in developing this property and home into a premier residential property with large acreage, full of recreational opportunities, as well as having the upside of future additional residential development built in. This type of property is not the type that words can truly describe. To appreciate this property, the future buyer must come see it to believe it. It has it all, a 4000 square foot custom home designed for entertaining and family gatherings, a fishing pond with dock, well well-maintained workshop and equipment storage, highly maintained roads and grounds, and so much more. The property is in a great area for whitetail deer hunting, turkey hunting, and also has some pine timber plantation on the backside of the property that will provide future income as well. Best part of all, is that you have all of this and you are on the north boundary of the Ruston city limits. You are 5-10 minutes from everything Ruston, LA has to offer, from La Tech to Downtown to Squire Creek and beyond. This property will be available to show by private appointment only.

**200 Brinkley Lane, Ruston, LA**

**32.569482, -92.651242 GPS**



**\$2,175,000**

**83± Acres  
4-5 Bed/3.5 Bath**

