



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**40± ACRES**  
**MOREHOUSE PARISH, LA**  
**\$110,000**

OFFICE (318) 974-8185 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



# THE MOREHOUSE 40

## PROPERTY PROFILE

### LOCATION:

- Milton White Road  
Bastrop, LA 71222
- Morehouse Parish
- 8± Miles SE of the  
Bussey Brake Reservoir
- 25± Miles SE of Crossett, AR
- 30± Miles NE of Monroe
- 34± Miles NW of the  
Meta Hyperion Data Center

### COORDINATES:

- 32.8173885, -91.8643933

### TAX INFORMATION:

- Parcel #: 40320045

### PROPERTY USE:

- Hunting
- Investment
- Recreational
- Development
- Potential Cattle Operation
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 40± Acres
- Mixed Timber
- Established Food Plot
- Paved Road Frontage
- Utilities Available



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**JOSH BECKHAM**

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE MOREHOUSE 40

**WELCOME TO THE MOREHOUSE 40, AN AFFORDABLE CUTOVER TRACT IN MOREHOUSE PARISH, LOUISIANA, THAT HAS NATURALLY REGENERATED BUT IS FILLED WITH PLENTY OF POTENTIAL!** This 40± acre tract is located within a few minutes of downtown Bastrop and only 30± minutes from Monroe.

With over 0.5± miles of Milton White Road frontage, the Morehouse 40 provides an excellent opportunity for rural homesite development, future timber investment, potential pasture and cattle grazing development, as well as a recreational tract to include big game and small game hunting. The Morehouse 40 also offers exceptional convenience to the famous Bussey Brake Reservoir.

**Contact Josh Beckham today to schedule a private showing of the Morehouse 40 and experience #TheSmallTownWay.**



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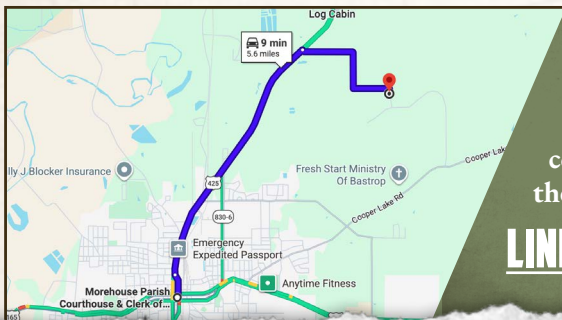
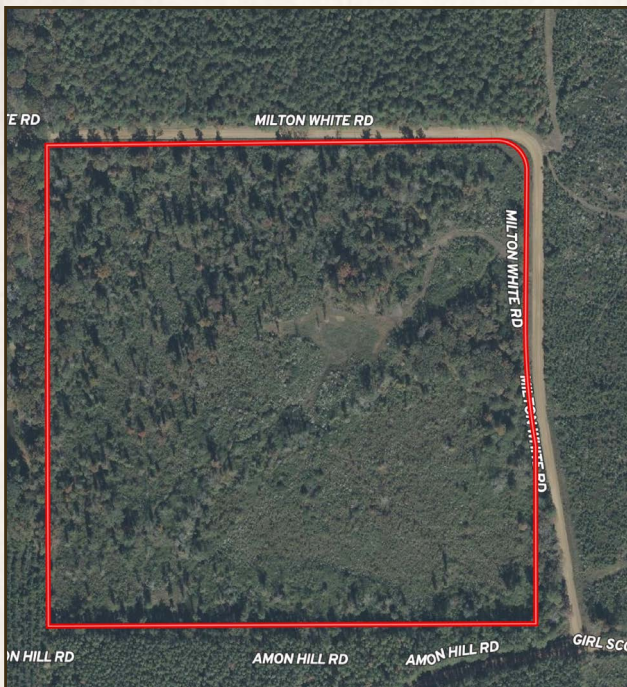


40± ACRES

MOREHOUSE PARISH, LOUISIANA

land id. **LINK**

## TOPOGRAPHY MAP



Directions From Bastrop, LA: Travel 3.5 miles north on Highway 425. Turn right onto Milton White Road and continue for 1.7 miles to the property on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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