



# SMALLTOWN

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

**12.5± ACRES**  
**LINCOLN PARISH, LA**  
**\$99,250**



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

# THE LINCOLN 12.5

## PROPERTY PROFILE

### LOCATION:

- Madden Road (Lot 3)  
Ruston, LA 71270
- Lincoln Parish
- 4.2± Miles SW of  
Grambling State University
- 8.1± Miles SW of  
Louisiana Tech University
- 20.6± Miles N of Jonesboro

### COORDINATES:

- 32.4805, -92.74025

### PROPERTY USE:

- Potential Home/Cabin Site
- Developmental
- Investment

### PROPERTY INFORMATION:

- 12.5± Acres
- Road Frontage
- Utilities Available
- Additional Acreage Available

### TAX INFORMATION:

- Parcel #: 12174000003



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**JOSH BECKHAM**

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE LINCOLN 12.5

**WELCOME TO THE LINCOLN 12.5, SITUATED OUTSIDE OF RUSTON IN LINCOLN PARISH, LOUISIANA.** Located on Madden Road with direct frontage, lot 3 consists of 12.5± acres. This property offers a strong opportunity for residential development, a large home site, or long-term land investment.

The tract is mostly open, providing a workable footprint for construction or small subdivision. With public road access, proximity to utilities, and the growing demand in the area, the Lincoln 12.5 is well positioned for builders, investors, or individuals looking to secure land in a strategic location. Additional lots with acreage are available.

**Contact Josh Beckham today to schedule a private showing and experience #TheSmallTownWay.**



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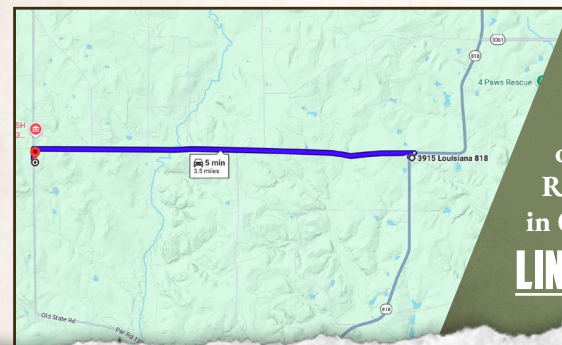
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12.5± ACRES

LINCOLN PARISH, LOUISIANA



land id. LINK



Directions from the Intersection of Highway 818 and Mondy Road in Ruston, LA: Travel west for 3.3 miles on Mondy Road. Turn left onto Madden Road and the property will be on the left in 0.1 mile.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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