

8.65± ACRES
LINCOLN PARISH, LA
\$69,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

THE LINCOLN 8.65

PROPERTY PROFILE

LOCATION:

- Mondy Road (Lot 2)
Ruston, LA 71270
- Lincoln Parish
- 3.8± Miles SW of
Grambling State University
- 6.5± Miles SW of
Louisiana Tech University
- 8± Miles SW of Ruston
- 21± Miles N of Jonesboro

COORDINATES:

- 32.4805, -92.74025

PROPERTY USE:

- Potential Home/Cabin Site
- Developmental
- Investment

PROPERTY INFORMATION:

- 8.65± Acres
- Frontage on Mondy Road
- Utilities Available
- Additional Acreage Available

TAX INFORMATION:

- Parcel #: 12174223999



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JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE LINCOLN 8.65

INTRODUCING THE LINCOLN 8.65. Lot 2 offers 8.65± acres with valuable road frontage along Mondy Road in Lincoln Parish, just outside Ruston, Louisiana. This tract provides a great opportunity for development or a private build site in a quiet, rural setting with convenient access to town.

The property is open and ready for your vision, making it ideal for residential use, investment, or future growth potential. Take advantage of the space, location, and possibilities the Lincoln 8.65 has to offer. Additional lots with acreage are available.

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



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LINCOLN PARISH, LOUISIANA



land **id.** LINK



Directions from the Intersection of Highway 818 and Mondy Road in Ruston, LA: Travel west for 3.2 miles on Mondy Road to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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