



2020 PROMISE LANE
MARION | UNION PARISH, LA
32± ACRES WITH A HOME | \$275,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

LOCATION:

- 2020 Promise Lane
Marion, LA 71260
- Union Parish
- 1.2± Miles S of Marion
- 15± Miles NE of Farmerville
- 40± Miles N of West Monroe

COORDINATES:

- 32.88625, -92.23985

PROPERTY USE:

- Primary Residence
- Hunting & Fishing
- Recreation

PROPERTY INFORMATION:

- 32± Acres
- Stocked Pond
- 2,176± SqFt Home
 - 3 Bedrooms/2 Baths
 - All Electric
 - Built in 2021
- Thinned Pine Plantation
- Hardwood Creek Bottom
- Small Storage Building

TAX INFORMATION:

- Tax Year 2024: \$713.77
- Parcel: 0020081620



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HEATH EUBANKS

SPONSORING BROKER

C: 318-608-7848

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heath@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

WELCOME TO THE UNION 32

WELCOME TO THE UNION 32, LOCATED JUST OUTSIDE THE CITY LIMITS OF MARION, LOUISIANA. This 32± acre tract in Union Parish offers room to breathe and a slower pace of life. A 2,176± square foot modular home, built in 2021, features three bedrooms and two baths with a comfortable, open layout that works well for everyday living or a place to gather on weekends.

The land really sets this property apart. A stocked pond provides fishing for bass, bream, and catfish, and deer are regularly seen moving across the property, giving you the opportunity to hunt right out your back door. The acreage consists of a solid stand of pine timber along with a hardwood creek bottom, adding both beauty and natural cover for wildlife. A small storage building provides space for equipment, tools, or outdoor gear.

Whether you're looking for a country homesite, a recreational retreat, or a place to enjoy the outdoors the way it was meant to be, the Union 32 is a well-rounded piece of North Louisiana land.

Call Heath Eubanks today to learn more and schedule a private tour!



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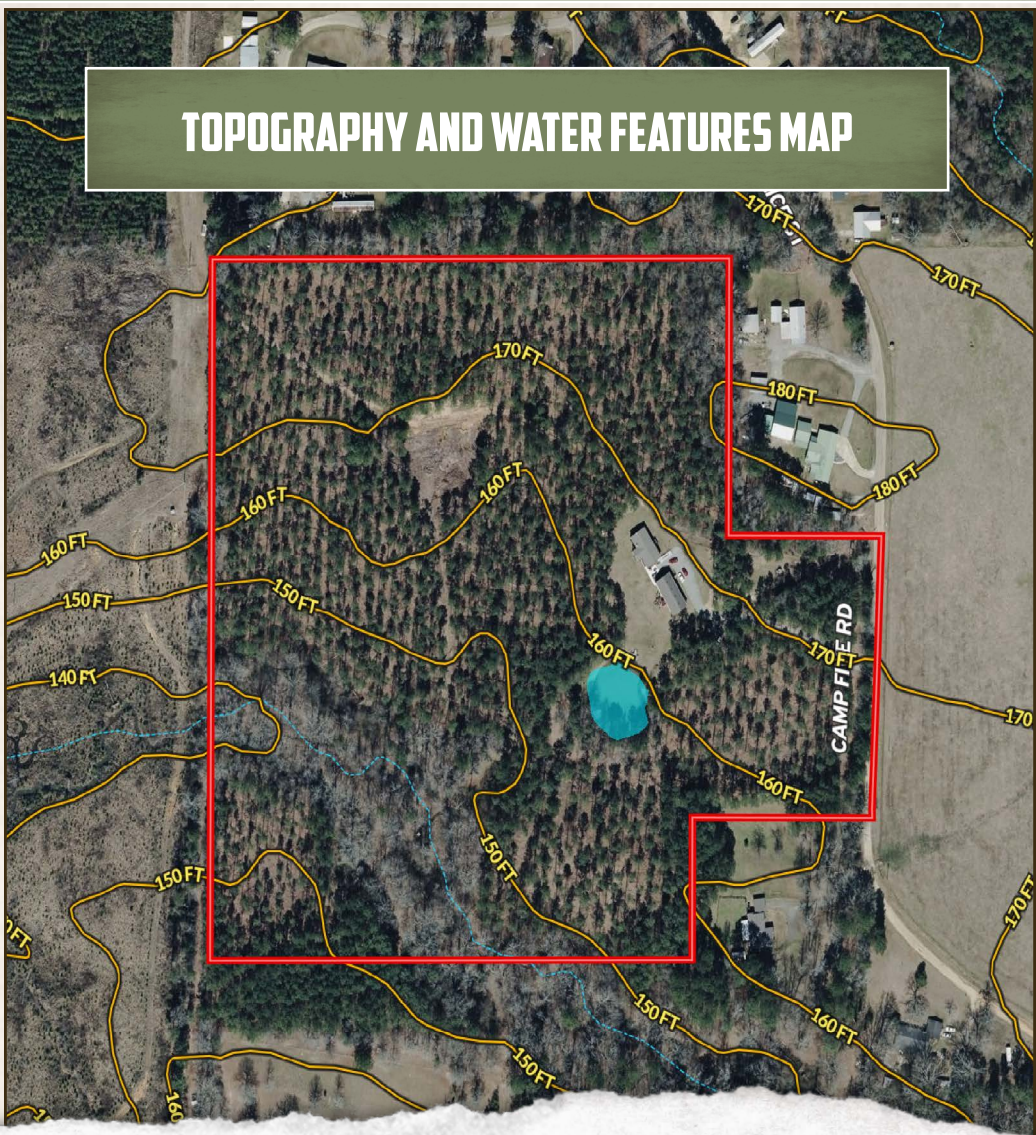
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TOPOGRAPHY AND WATER FEATURES MAP



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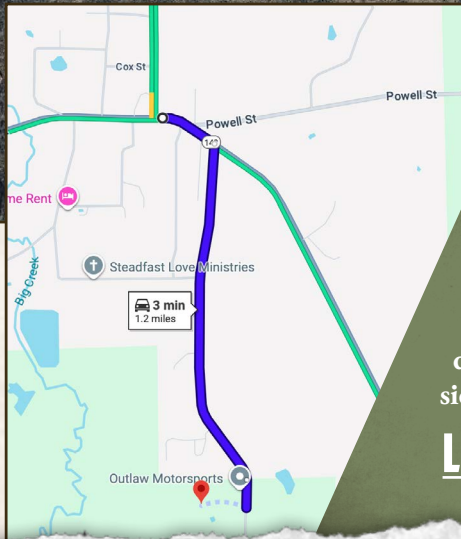
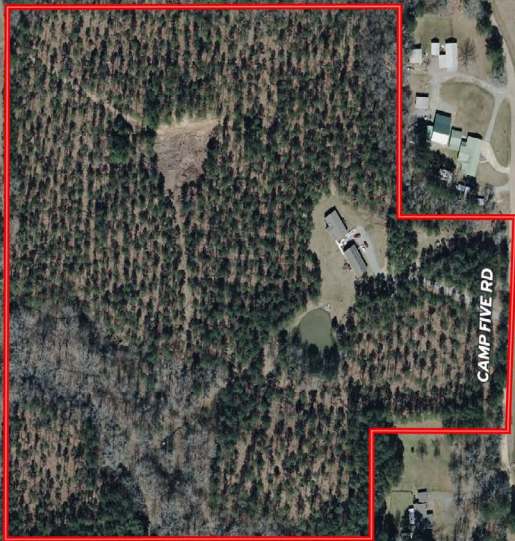
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land id. LINK



Directions From Marion, LA: Travel 0.2 miles south on LA 143. Travel south on Alice Street for 1.2 miles and a private drive to the destination will be on the west side of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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