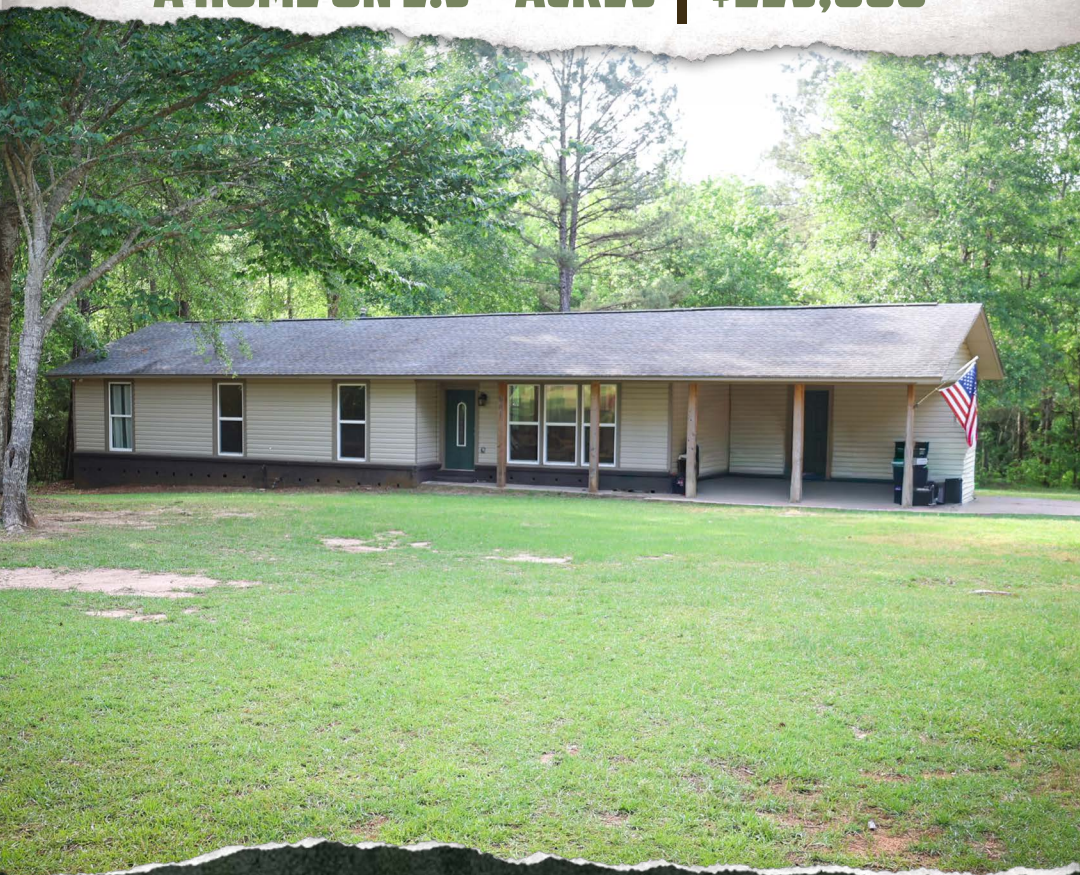




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

601 W TENNESSEE AVENUE
RUSTON | LINCOLN PARISH, LA
A HOME ON 2.5± ACRES | \$225,000



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

601 W TENNESSEE AVENUE

PROPERTY PROFILE

LOCATION:

- 601 W Tennessee Avenue
Ruston, LA 71270
- Lincoln Parish
- 3.1± Miles S of Louisiana
Tech University
- 14± Miles SW of the Squire
Creek Country Club
- 40± Miles W of the
Monroe Regional Airport
- 70± Miles E of Shreveport

PROPERTY INFORMATION:

- 2.5± Acres
- 1,654± SqFt Home
- 4 Bedrooms/3 Bathrooms
- Refrigerator
- Dishwasher
- Stove/Oven
- Microwave
- Carport
- Large Yard

COORDINATES:

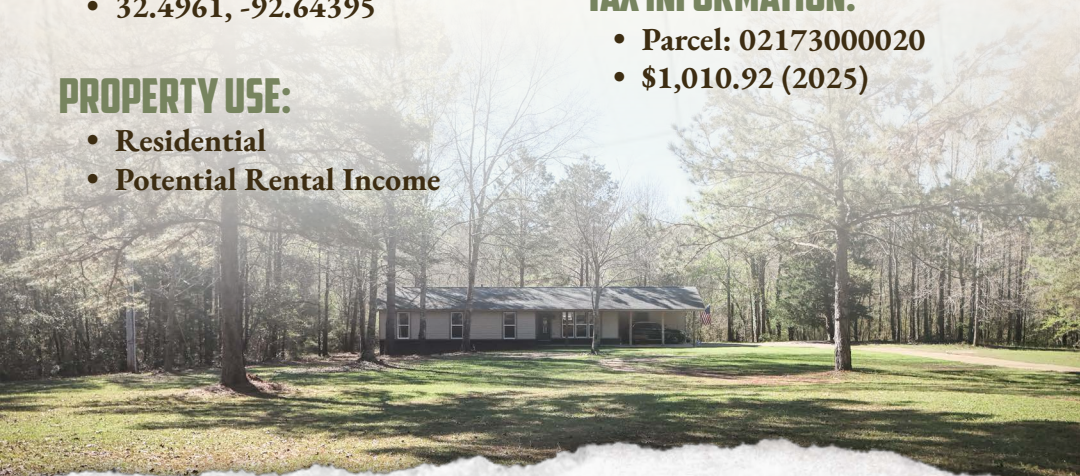
- 32.4961, -92.64395

TAX INFORMATION:

- Parcel: 02173000020
- \$1,010.92 (2025)

PROPERTY USE:

- Residential
- Potential Rental Income



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JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

O: 318-974-8185

josh@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com



Information is believed to be accurate but not guaranteed.

WELCOME TO 601 W TENNESSEE AVENUE

WELCOME TO THE LINCOLN 2.5, LOCATED AT 601 W TENNESSEE AVENUE IN RUSTON, LOUISIANA, JUST MINUTES FROM LOUISIANA TECH UNIVERSITY. This 1,654± square foot home in Lincoln Parish sits on 2.5± acres and offers versatility for both single-family living and investment potential.

With four bedrooms and three bathrooms, the spacious layout is ideal for growing families needing extra room, while also presenting an attractive opportunity as a rental property for college students or faculty.

The kitchen comes fully equipped with a refrigerator, dishwasher, stove/oven, and microwave, providing everyday convenience for busy households. A carport adds covered parking, and the large yard creates plenty of space for children, pets, or outdoor gatherings.

Whether you are searching for a comfortable family home in a convenient Ruston location or an income-producing property near campus, this home offers the best of both worlds.

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



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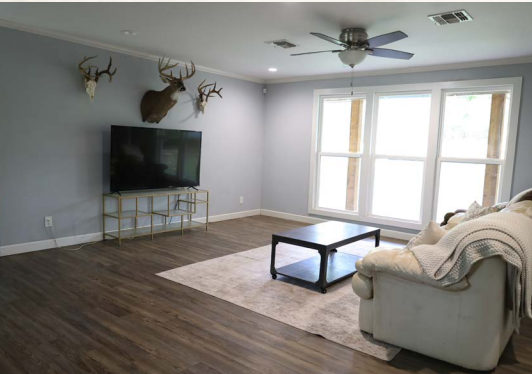
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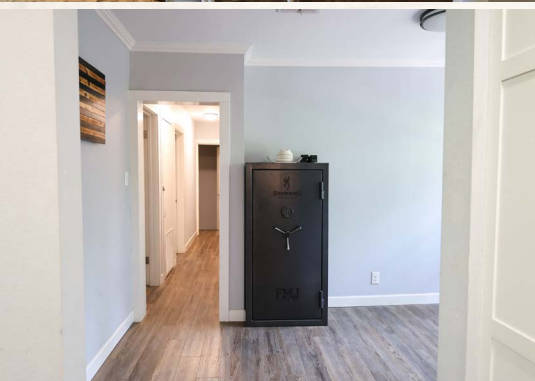
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A HOME ON 2.5± ACRES 601 W TENNESSEE AVENUE RUSTON LINCOLN PARISH, LOUISIANA



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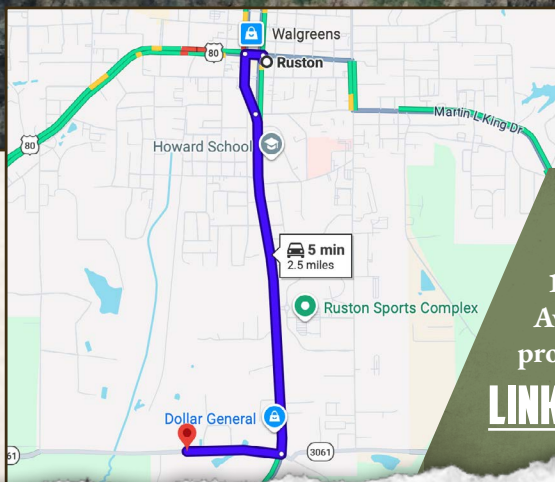
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A HOME ON 2.5± ACRES | 601 W TENNESSEE AVENUE | RUSTON | LINCOLN PARISH, LOUISIANA

land id. LINK



Directions From Downtown Ruston, LA: Travel south on Highway 167 for 1.6 miles. Turn right onto W Tennessee Avenue and continue 0.4 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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