

40± ACRES
UNION PARISH, LA
\$106,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE UNION 40

PROPERTY PROFILE

LOCATION:

- Off Squires Road
Laran, LA 71277
- Access via Logging Road
- Union Parish
- 19± Miles NW of Farmerville
- 19± Miles NW of Marion
- 25± Miles SE of El Dorado, AR
- 47± Miles NW of West Monroe

COORDINATES:

- 32.9737, -92.4678

PROPERTY USE:

- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 40± Acres
- Marketable Pine Timber
- 20+ Year-Old Stand of Timber
- Internal Cleared Road
- Mineral Rights Convey
- Deer & Turkey

TAX INFORMATION:

- 2025 Taxes: \$57.74
- Parcel: 0060037350



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HEATH EUBANKS

SPONSORING BROKER

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2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE UNION 40

WELCOME TO THE UNION 40 IN THE LARAN AREA OF NORTHERN LOUISIANA. This 40± acre tract in Union Parish offers a good combination of timber value and recreational use. The property has a 20+ year-old stand of pine timber that provides a solid timber investment opportunity while also offering good potential for deer and turkey hunting.

Access is not deeded; instead, the property is accessed by a cleared logging road from Squires Road. The road is in place from Squires Road all the way to the tract, allowing you to drive a truck directly to the north boundary of the property. A bulldozed road runs north to south through the property, which will make a good start to an internal road system.



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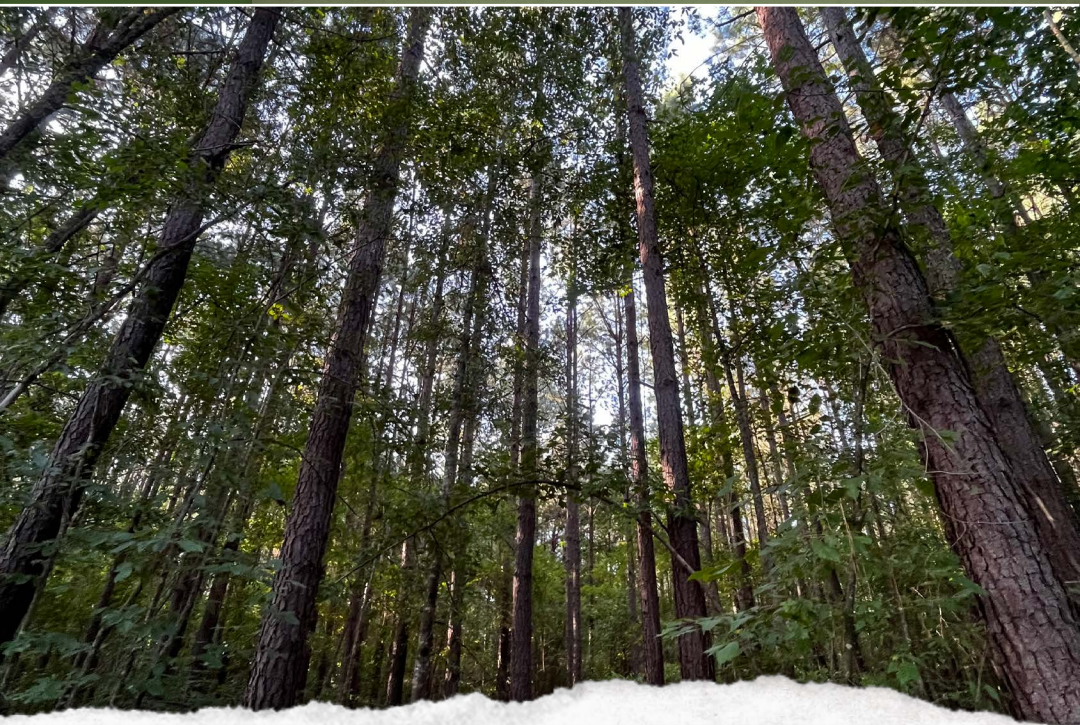
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MORE ABOUT THE UNION 40

The established pine stand gives the property future timber value, while the size and location make it a manageable recreational tract for hunting and enjoying the outdoors. Mineral rights will convey with the sale, adding another layer of value to the Union 40.

If you're looking for a smaller timber tract that offers both investment potential and recreational use, the Union 40 is worth a look.

**Contact Heath Eubanks today to schedule a private showing
and experience #TheSmallTownWay.**



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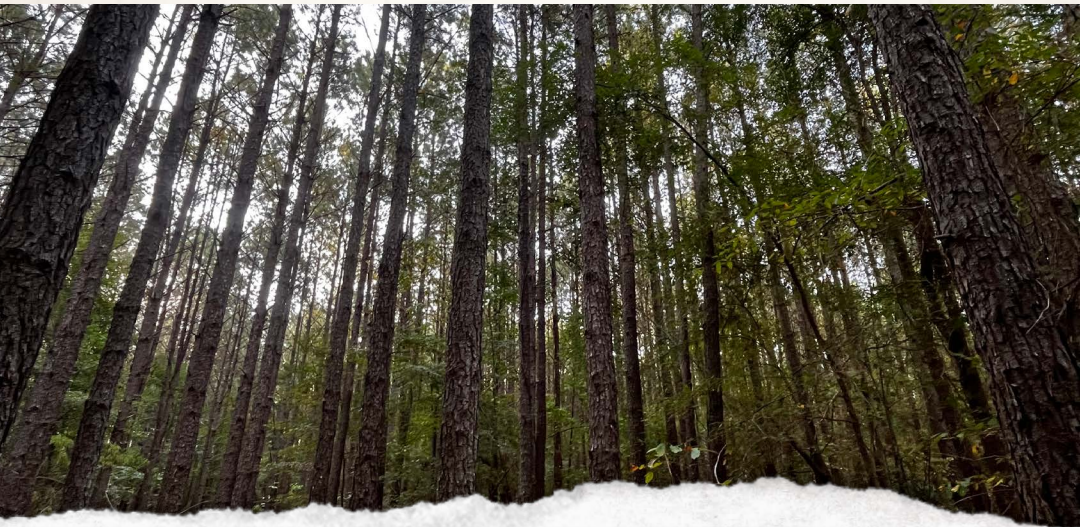
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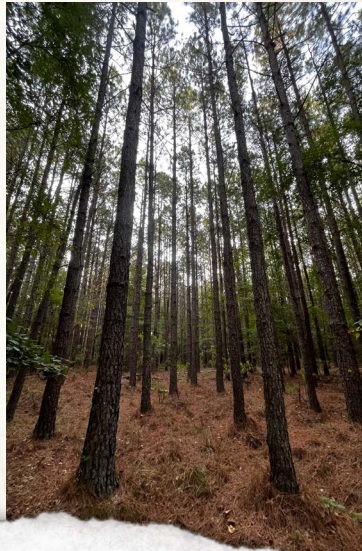
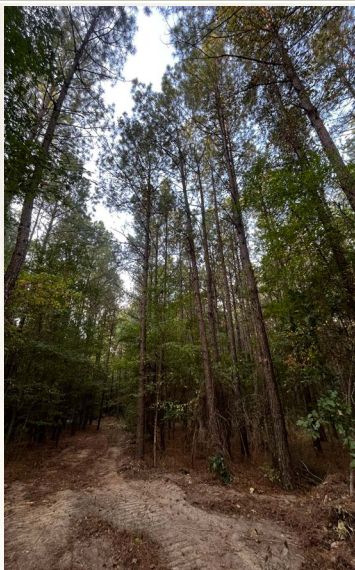
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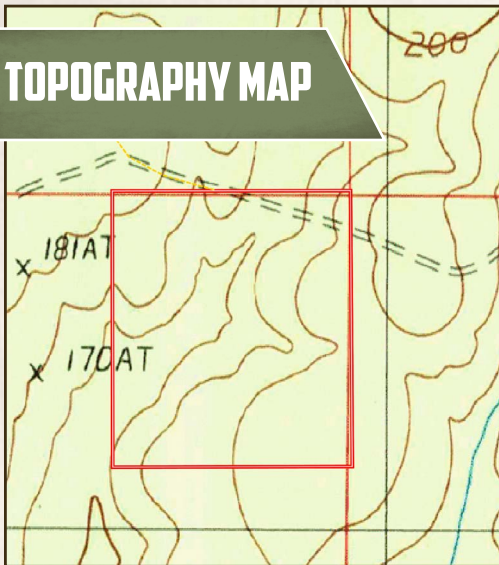
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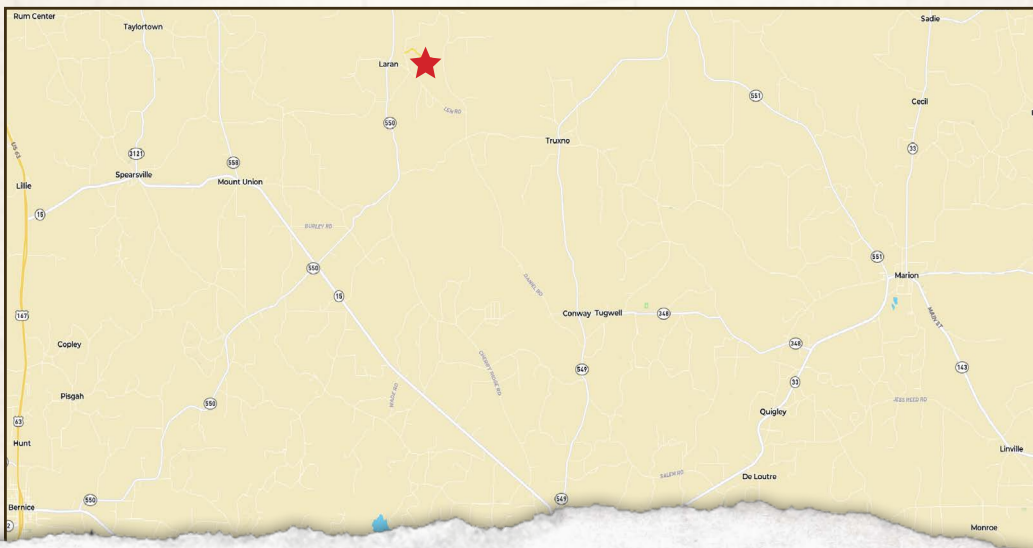
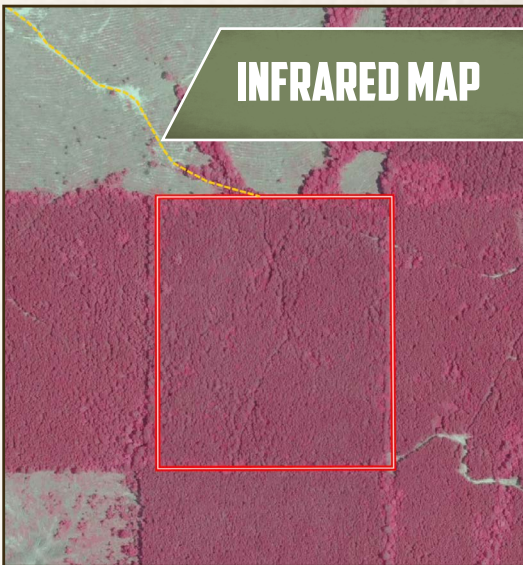
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TOPOGRAPHY MAP



INFRARED MAP



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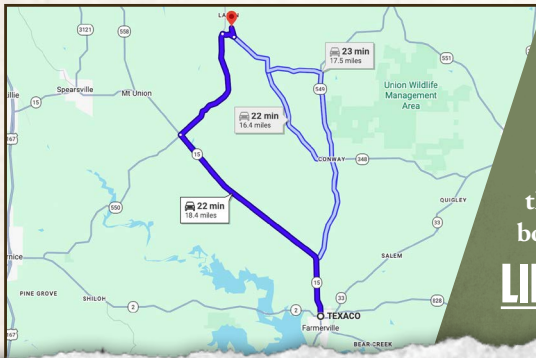
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land id. LINK



Directions from the Texaco in Farmerville, LA: Travel north on LA-15 for 11.5 miles. Turn right onto LA-550 and continue for 5.9 miles. Turn right onto Lem Road and proceed for 0.6 miles. Take a sharp left onto Squires Road and continue for 0.4 miles to a logging road on the right, which will lead you to the northern boundary of the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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