



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

62± ACRES

CLAIBORNE PARISH, LA

\$148,800

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

THE CLAIBORNE 68

PROPERTY PROFILE

LOCATION:

- Off Rich Road
Arcadia, LA 71001
- Access via Deeded Easement
- Claiborne Parish
- 4.6± Miles N of I-20
- 5.8± Miles N of Arcadia
- 20.1± Miles NW of Ruston

COORDINATES:

32.61471, -92.89029

PROPERTY INFORMATION:

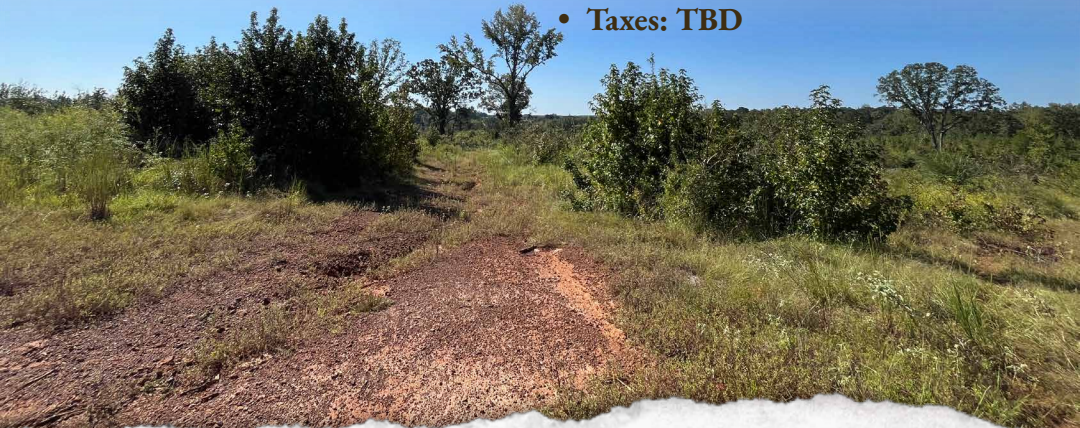
- 62± Acres
- Clear Cut/Natural Regeneration
- Established Trail System
- Deer, Turkey & Small Game
- Creek

PROPERTY USE:

- Hunting
- Recreation

TAX INFORMATION:

- Parcel: 0600073504
- Assessment ID#: 21338
- Taxes: TBD



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HEATH EUBANKS

SPONSORING BROKER

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heath@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CLAIBORNE 62

IF YOU'RE LOOKING FOR A SOLID HUNTING TRACT TO MAKE YOUR OWN, THIS 62± ACRE PROPERTY IN CLAIBORNE PARISH, LOUISIANA, MIGHT BE THE ONE. While the property doesn't have direct road frontage, there is legal access off Rich Road, so you can get in and out with no issues.

A few years back, the tract was clear-cut and is now in natural regeneration, which makes for some great deer habitat. A creek also flows through the property providing water for wildlife. An established trail system takes you all over the property, so you can get around easily on an ATV or side-by-side. Several cleared areas are just waiting to be turned into food plots or set up with box stands. With a little work to open things up, you could even have some turkeys hanging around.



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MORE ABOUT THE CLAIBORNE 62

Conveniently located just north of Arcadia and only a short hop off I-20, this place is easy to get to but still gives you that private feel. Whether you're searching for a weekend hunting spot or just a piece of ground to enjoy, this tract checks a lot of boxes.

Contact Heath Eubanks today for a private tour and experience #TheSmallTownWay!



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WATER MAP



TOPOGRAPHY MAP



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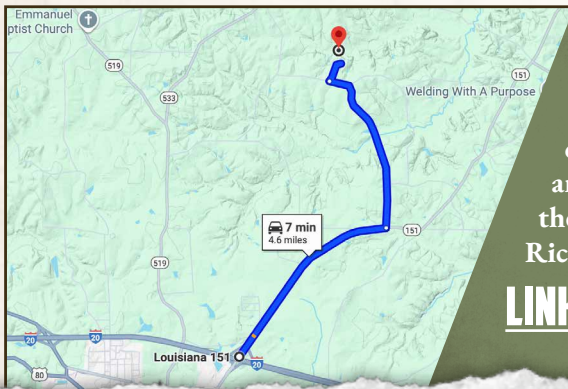
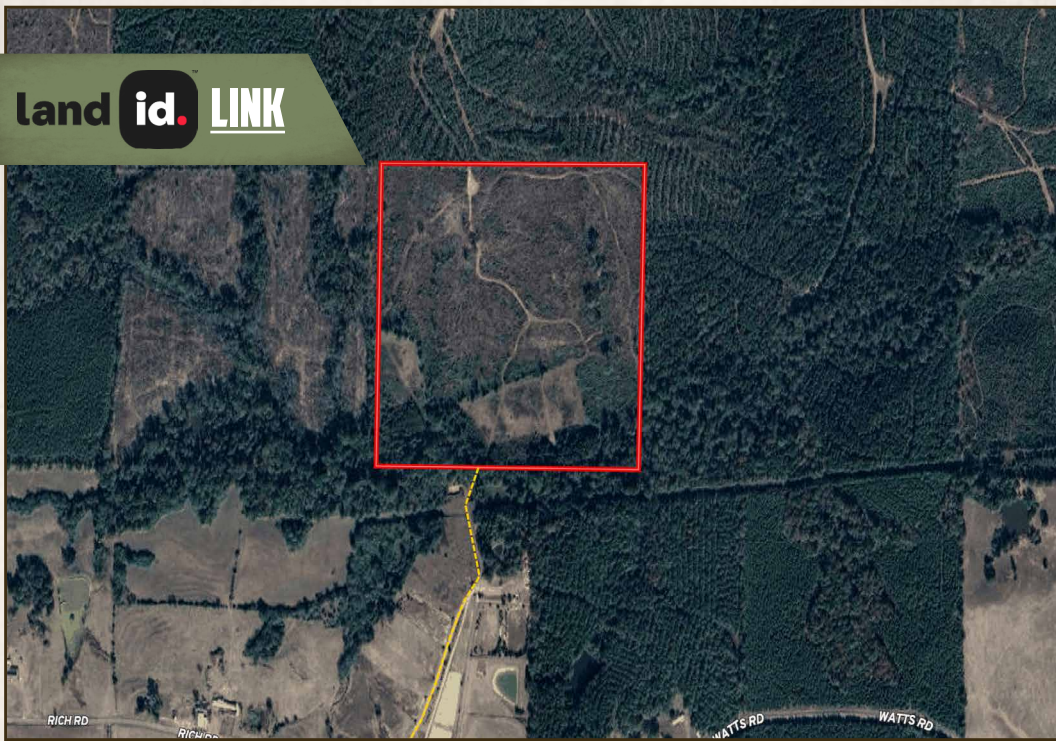
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CLAIBORNE PARISH, LOUISIANA

land id. LINK



Directions From the Arcadia Exit on I-20 (Intersection of I-20 & HWY 151): Travel 2.3 miles north on Hwy 151. Turn left on Rich Road and continue 2 miles to a dirt drive to the property's border on the north side of Rich Road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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