

130± ACRES
UNION PARISH, LA
\$383,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE UNION 130

PROPERTY PROFILE

LOCATION:

- Gatson Road
Spearsville, LA 71277
- Union Parish
- 2.4± Miles S of the
Arkansas State Line
- 15.5± Miles NE of Spearsville
- 16.5± Miles N of Farmerville
- 40± Miles N of Ruston
- 44.1± Miles NW of West Monroe

COORDINATES:

- 32.98005, -92.45921

TAX INFORMATION:

- Parcel: 1215040001
- Tax Year 2024: \$164.38

PROPERTY USE:

- Potential Home/Camp Site
- Potential Timber Investment
- Hunting
- Recreation

PROPERTY INFORMATION:

- 130± Acres
- Rolling Terrain
- 20± Year Old Pine Plantation
- 0.75± Mile of Paved Frontage
- Small Pond
- Utilities Nearby



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HEATH EUBANKS

SPONSORING BROKER

C: 318-608-7848

O: 318-974-8185

heath@smalltownproperties.com

4848 Main St. - Flora, MS 39071

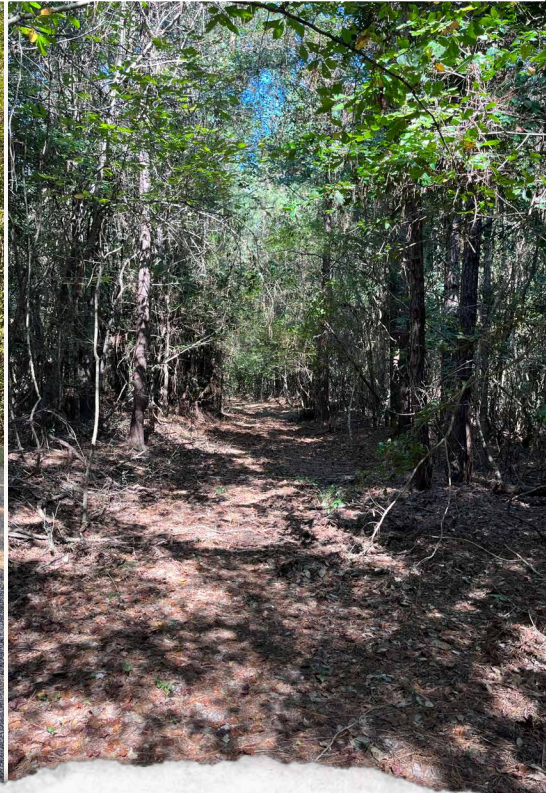
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE UNION 130

IF YOU ARE LOOKING FOR STRONG HUNTING OPPORTUNITIES RIGHT OUT YOUR BACK DOOR, THE UNION 130 IS WORTH CONSIDERING! With all the right ingredients for an investment or recreational getaway, this 130± acre tract in Union Parish, Louisiana, is a winner.

The property is made up mostly of a well-stocked 20-year-old pine plantation that has not yet been thinned—offering solid future timber potential. The rolling terrain adds character, and the hardwood draws along the creek drains give the land a great mix of habitat and visual appeal.



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MORE ABOUT THE UNION 130

With over three-quarters of a mile of paved frontage on Gatson Road, access couldn't be easier. Whether you're looking for a long-term timber investment, a future homesite, or a camp spot to enjoy the outdoors, this property checks all the boxes. There's even a small pond on the south end that adds to the charm and usability of the place.

The area is known for strong deer and turkey populations; count on good hunting here!

**Contact Heath Eubanks for more information
and to schedule a personal tour!**



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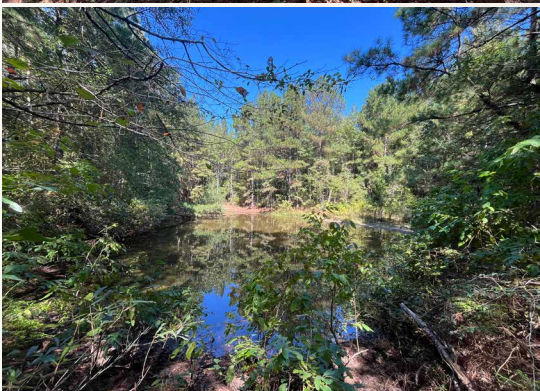
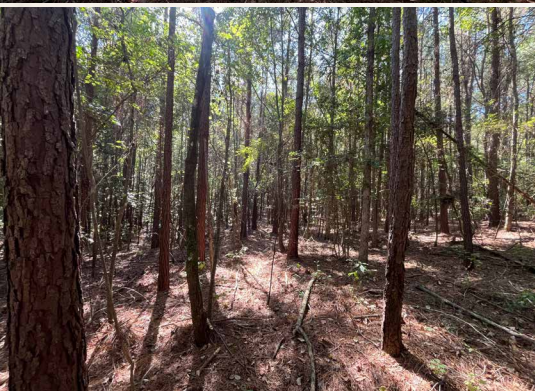
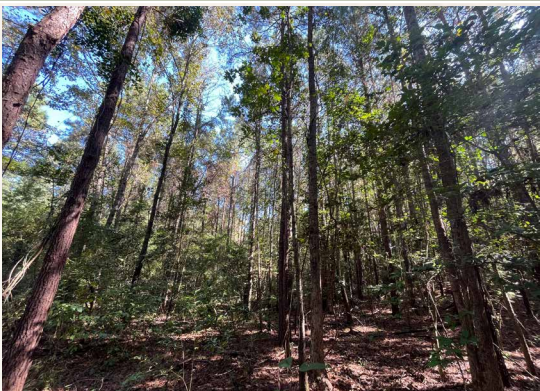
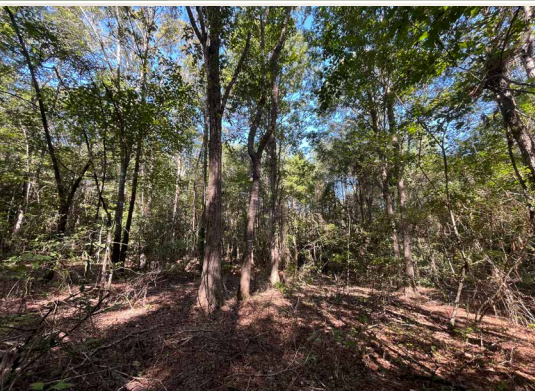
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130± ACRES

UNION PARISH, LOUISIANA



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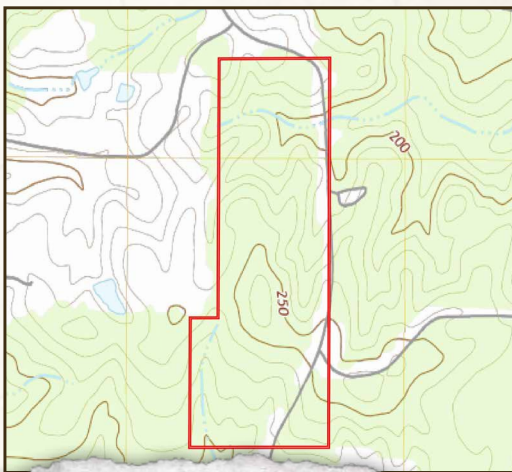
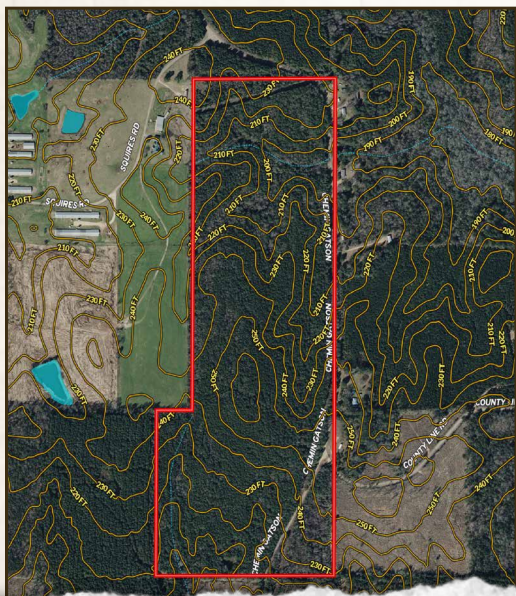
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UNION PARISH, LOUISIANA

INFRARED MAP



TOPOGRAPHY MAPS



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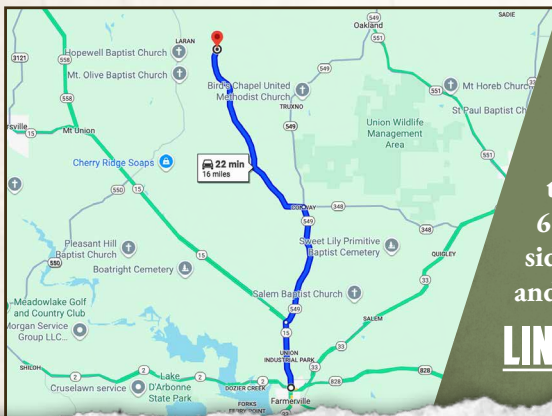
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land id. LINK


Directions From Farmerville, LA:
 Travel 2.7 miles north on LA-15.
 Turn right on LA 549 and continue
 5.1 miles. Turn left on Daniel Road
 and proceed 8.2 miles. (Daniel Road
 turns into Gatson Road or PAR Rd.
 6609) The property will be on the west
 side at the intersection of Gatson Road
 and County Line Road.

LINK TO GOOGLE MAP DIRECTIONS



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