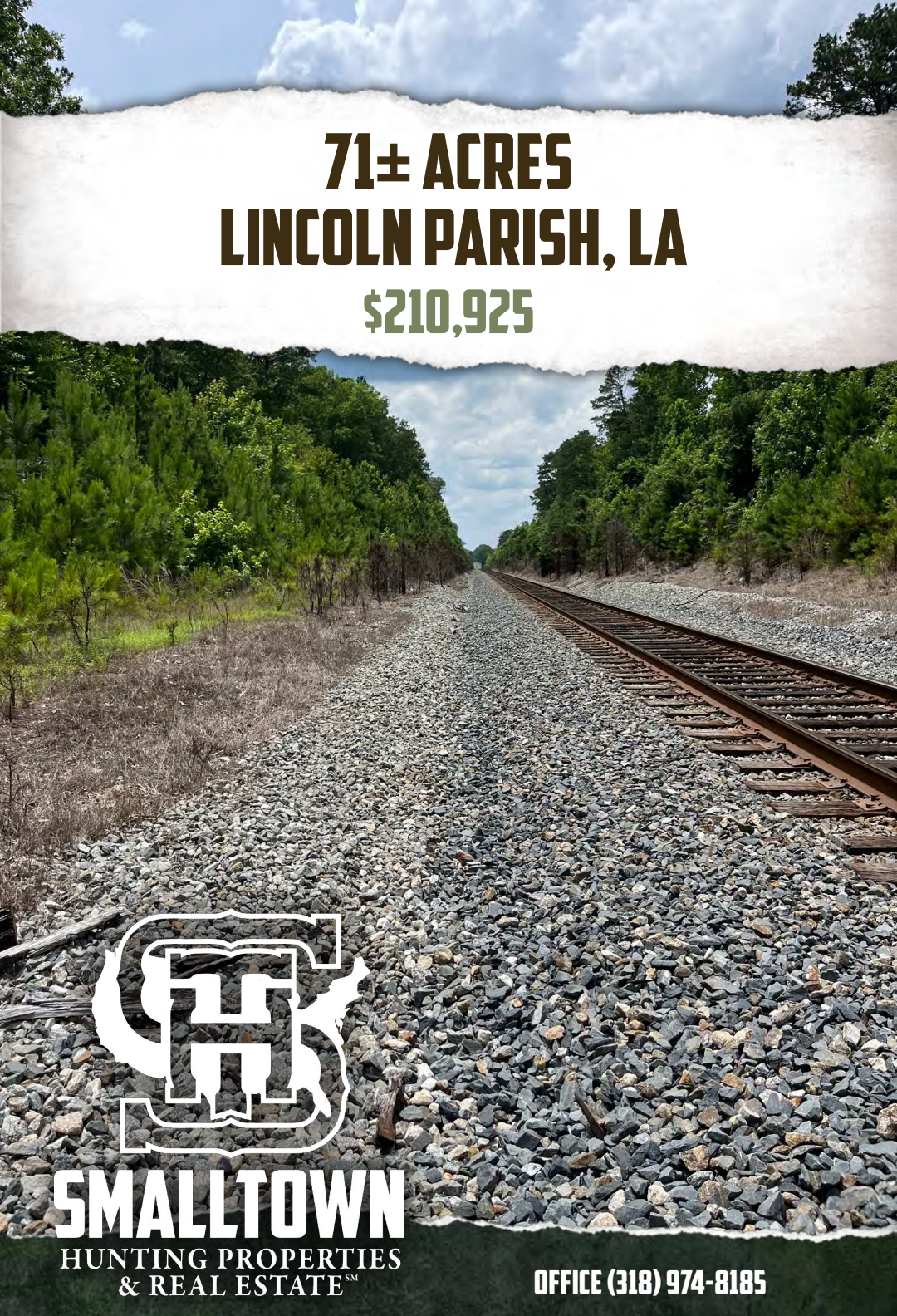




71± ACRES
LINCOLN PARISH, LA
\$210,925



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (318) 974-8185

THE LINCOLN 71

PROPERTY PROFILE

LOCATION:

- Crocker Road
Choudrant, LA 71227
- Lincoln Parish
- 4.9± Miles E of Choudrant
- 14± Miles E of Ruston
- 18± Miles W of West Monroe

COORDINATES:

- 32.51606, -92.43887

PROPERTY USE:

- Hunting
- Timber Investment
- Potential Homesite/Development

PROPERTY INFORMATION:

- 71± Total Acres
- 40± Acre Pine/Hardwood Mix
- 30± Acre Mature Pine Stand
- Frontage on Crocker Road
- Choudrant School District
- Utilities Available Nearby

TAX INFORMATION:

- Parcel ID: 26181741852
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SPONSORING BROKER

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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 LINCOLN 71

SITUATED IN THE ROLLING HILLS OF LINCOLN PARISH, LOUISIANA, THIS 71± ACRE TRACT NEAR CHOUDRANT OFFERS A UNIQUE MIX OF SECLUSION, INVESTMENT POTENTIAL, AND CONVENIENCE. Roughly 30± acres consist of a mature pine stand, while the remaining balance features a blend of mature pine and hardwoods, creating a diverse and well-managed landscape. Whether you're looking for a weekend retreat, a hunting tract, or the perfect homesite, this property checks all the boxes. And to top it off, the tract is within the desirable Choudrant School District!



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MORE ABOUT THE LINCOLN 71

This timberland tract offers not only recreational value but also an immediate return on your investment through harvest opportunities. With abundant wildlife and gently rolling terrain, it's well suited for deer and small game hunting. And with utilities nearby and plenty of room to build, this place is also a prime candidate for your future homestead. Conveniently located just 15 minutes east of Ruston and 20 minutes west of West Monroe, properties of this size and quality in such close proximity to town can be a rare find. Take advantage of the chance to own a piece of Lincoln Parish.

**To learn more and schedule a personal tour,
call Heath Eubanks today!**



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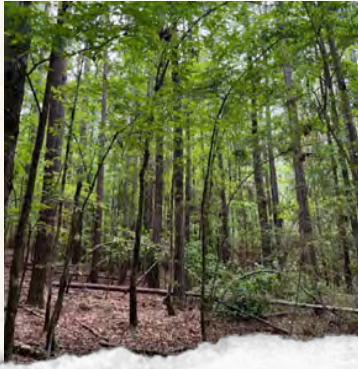
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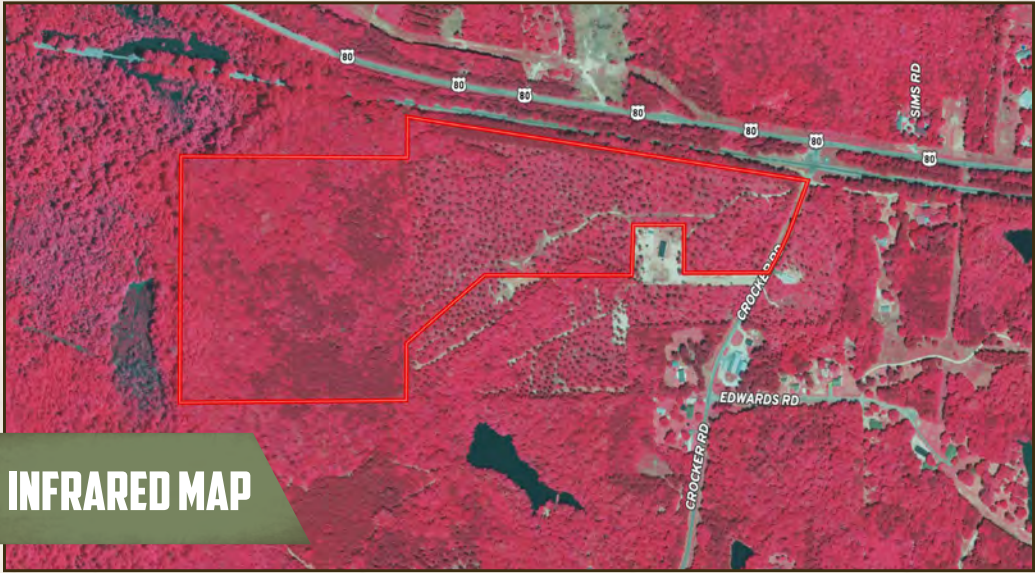
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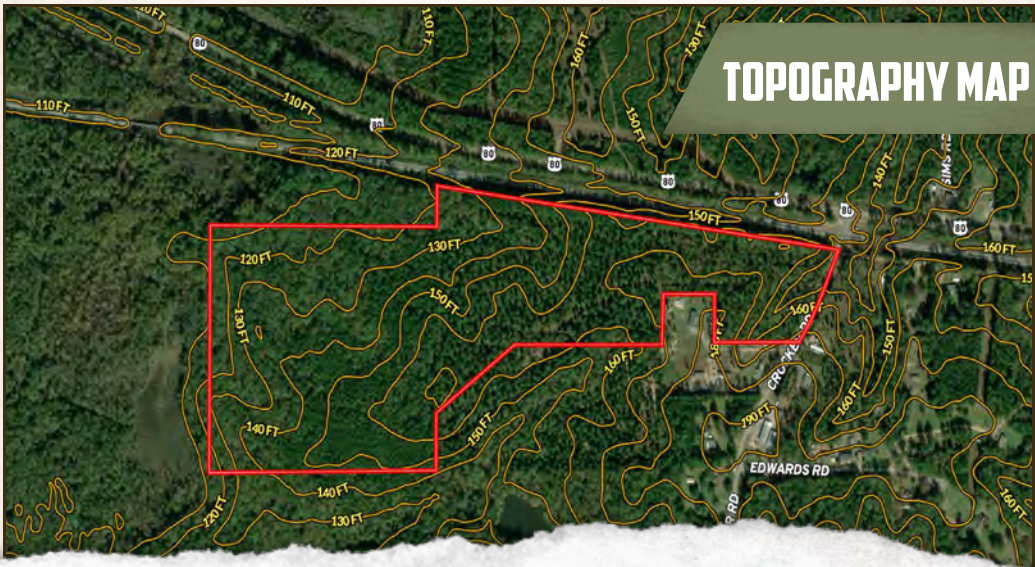
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LINCOLN PARISH, LOUISIANA



INFRARED MAP



TOPOGRAPHY MAP



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71± ACRES

LINCOLN PARISH, LOUISIANA



land id. LINK



Directions From Ruston, LA: Travel 7 miles east on I-20 to exit #93 for LA-145 towards Choudrant/Sibley. Proceed south on LA-145 for 0.5 miles. Go east on HWY 80 for 5 miles. Turn right on Par Rd. 48/Crocker Road and the property will be on the right immediately after the railroad tracks.

LINK TO GOOGLE MAP DIRECTIONS



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