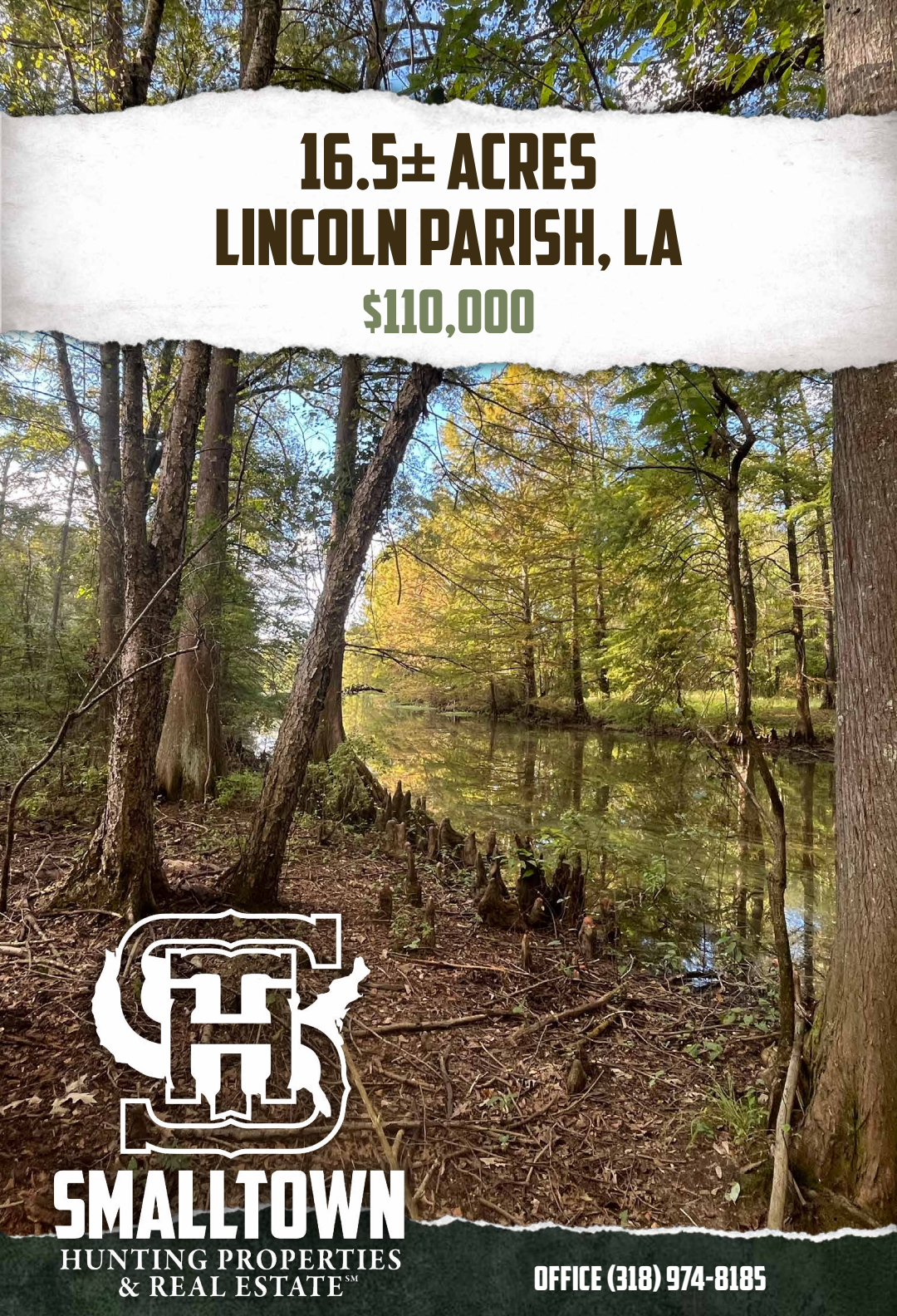




16.5± ACRES
LINCOLN PARISH, LA
\$110,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (318) 974-8185

THE LINCOLN 16.5

PROPERTY PROFILE

LOCATION:

- 146 Gills Ferry Road
Dubach, LA 71235
- Lincoln Parish
- 11.7± Miles SW of Farmerville
- 18.3± Miles NE of Ruston
- 29.3± Miles NW of West Monroe

COORDINATES:

- 32.71757, -92.52013

PROPERTY USE:

- Potential Home/Cabin Site
- Fishing & Hunting
- Recreation

PROPERTY INFORMATION:

- 16.5± Acres
- Mixed Timber
- Utilities on Site
- Frontage on 2 Roads
- Access to Lake D'Arbonne
- Public Boat Ramp
Adjacent to the Property

TAX INFORMATION:

- Parcel: 13202000002
- Tax Year 2024 \$127.10



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WELCOME TO THE LINCOLN 16.5

WELCOME TO A 16.5± ACRE TRACT SITTING RIGHT ON BAYOU D'ARBONNE AT GILLS FERRY IN LINCOLN PARISH, LOUISIANA. The property offers a little bit of everything—upland pine and hardwoods on the higher ground and beautiful cypress and hardwood timber closer to the water. With both Gills Ferry Road and Kuhn Road frontage, access is easy and convenient. The property already has water and power on-site, making it ready for your dream home or weekend getaway.

The tract features a nice cleared area on the high ground, well outside of the flood zone, that would make the perfect spot for a home, camp, or RV setup. Step out your door and enjoy the peace and quiet of the country while still being close to all the outdoor recreation you could ask for.



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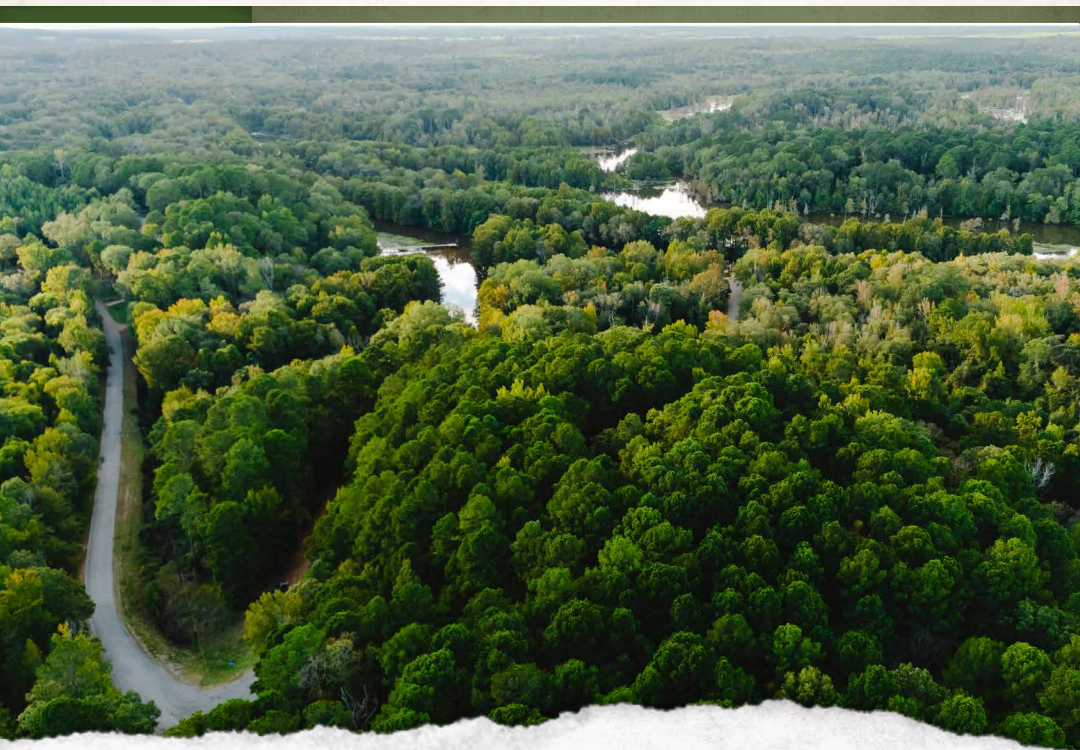
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MORE ABOUT THE LINCOLN 16.5

With direct frontage on Bayou D'Arbonne and a public boat ramp right next door, you'll have instant access to some of the best fishing on Lake D'Arbonne—crappie, bass, catfish, and more. The mix of habitat and location also means you might see deer wandering through your yard in the evenings.

Whether you're looking for a quiet homesite, a weekend fishing camp, or a small recreational retreat, this property has all the ingredients for a great escape in Lincoln Parish.

**Call Heath Eubanks today to learn more
and experience #TheSmallTownWay!**



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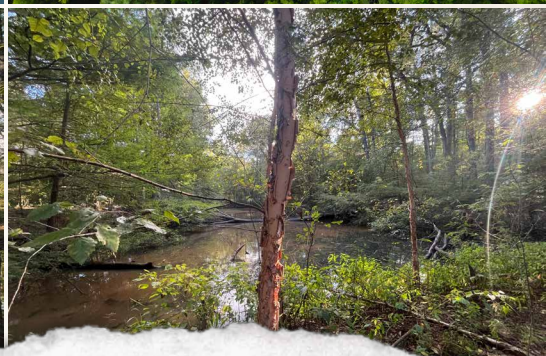
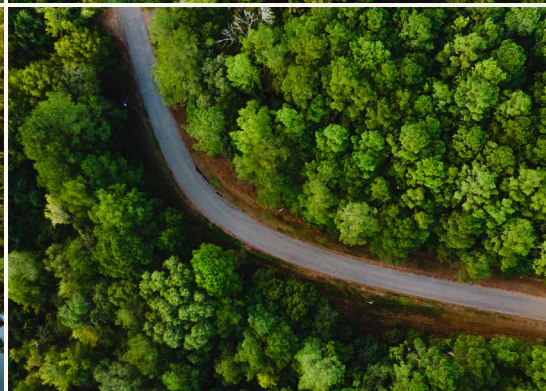
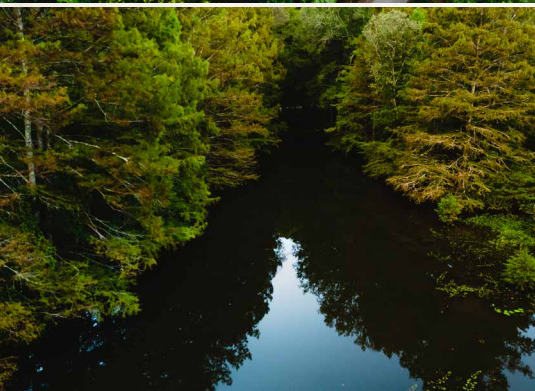
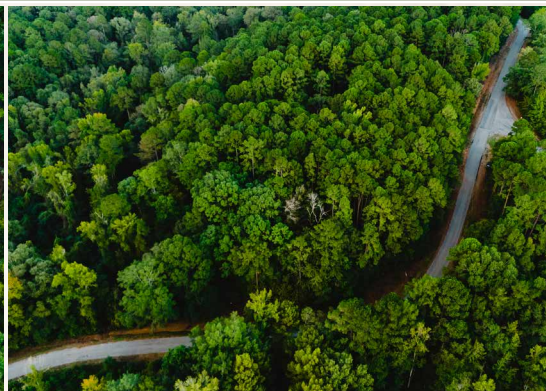
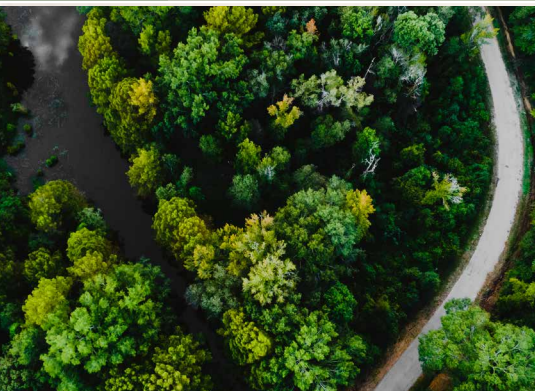
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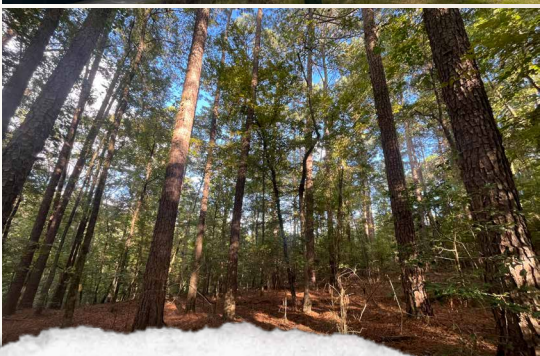
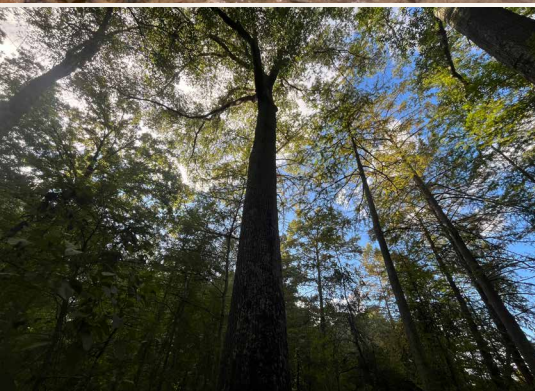
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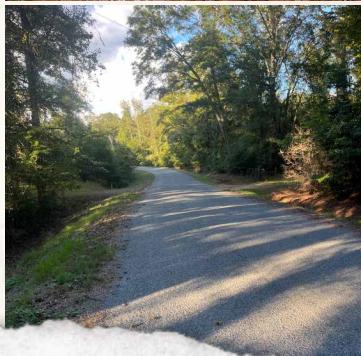
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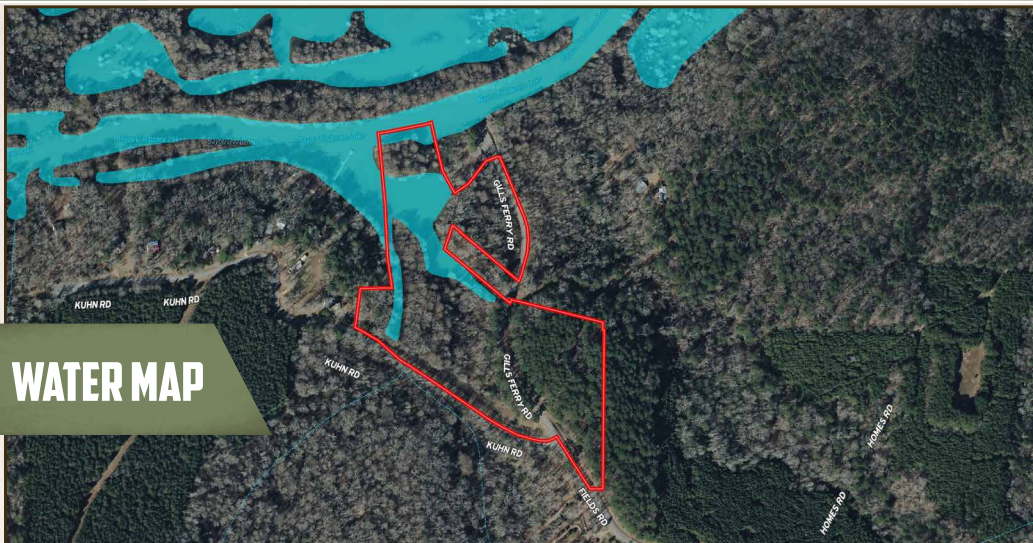
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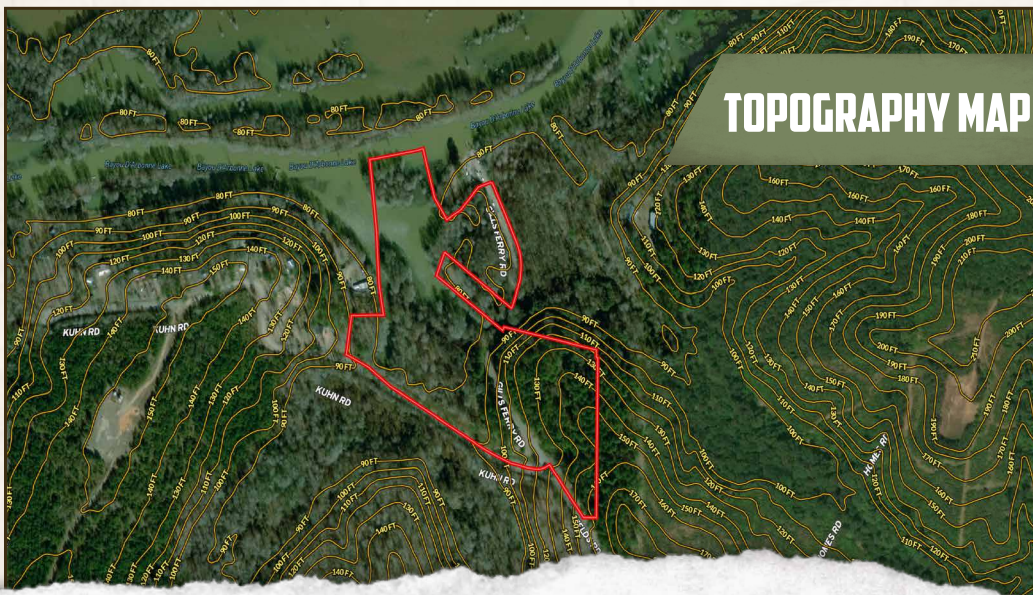
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WATER MAP



TOPOGRAPHY MAP



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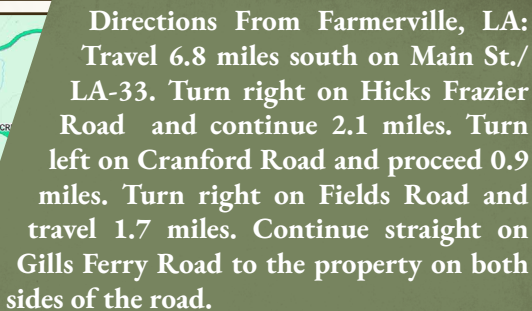
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LINK TO GOOGLE MAP DIRECTIONS



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