

52± ACRES
UNION PARISH, LA
\$130,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE UNION 52

PROPERTY PROFILE

LOCATION:

- Concord Street
Marion, LA 71260
- Union Parish
- 3.3± Miles SW of Marion
- 12.2± Miles NE of Farmerville
- 23± Miles NW of Sterlington

COORDINATES:

- 32.88585, -92.29162

PROPERTY USE:

- Potential Home/Camp Site
- Hunting
- Recreation

PROPERTY INFORMATION:

- 52± Acres
- Clear-Cut
- Frontage on Concord Street
- Water Available
- Power Nearby
- Mineral Rights Reserved

TAX INFORMATION:

- Parcel: 0020048700
- Tax Year 2024: \$69.63



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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 UNION 52

THIS 52± ACRE TRACT SITS JUST WEST OF MARION, LOUISIANA, IN UNION PARISH, WITH PAVED ROAD FRONTAGE ALONG CONCORD STREET. The recently clear-cut property consists of natural regeneration, offering a blank canvas for a new owner. Whether you're looking to shape it into a recreational retreat or a future homestead, this tract provides plenty of opportunity to make it your own.

With an open layout, there's ample potential to establish an internal road system, add food plots, and set up box stands for hunting. The property is already well-suited for deer habitat, making it a great spot for family hunting trips and outdoor recreation.



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MORE ABOUT THE UNION 52

City water is available along Concord Street, and overhead power is nearby, giving you the option to develop a cabin/home site. Though it's one parcel, the 52 acres are divided into three separate tracts, each with frontage—offering flexibility in use or potential for future division.

If you are searching for a weekend getaway, a hunting spot, or a future homeplace where you can live and hunt, this property fits the bill!

**Contact Heath Eubanks today to learn more
and schedule a private tour!**



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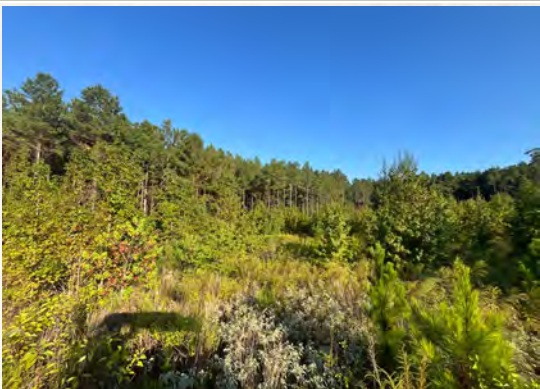
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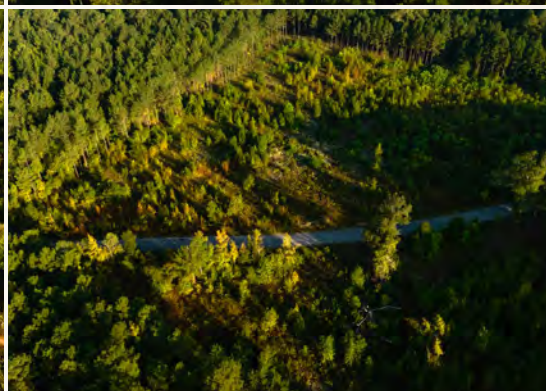
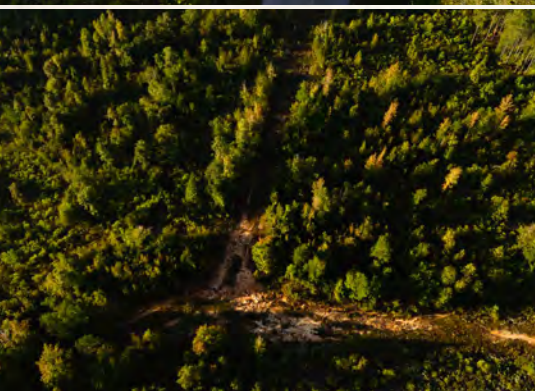
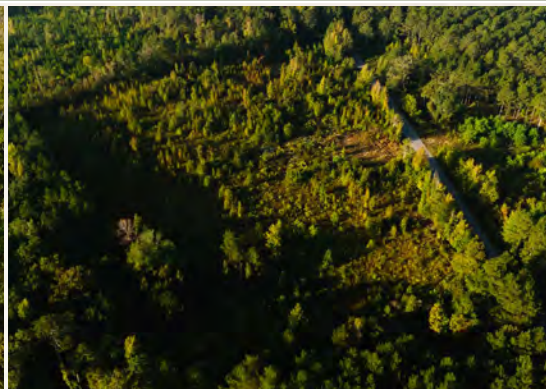
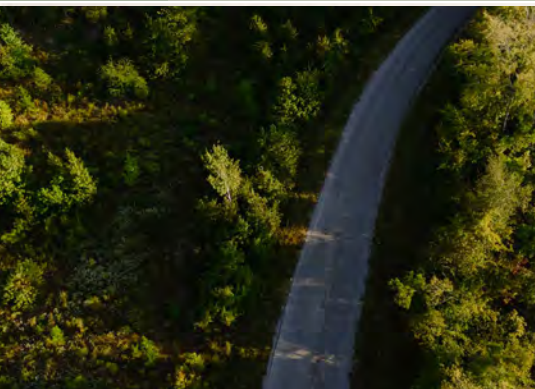
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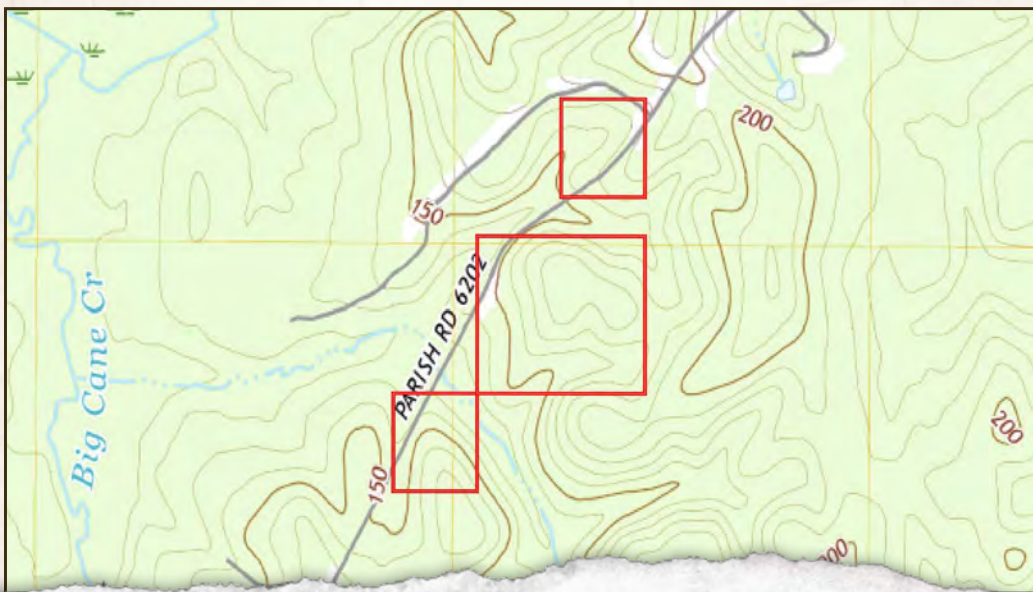
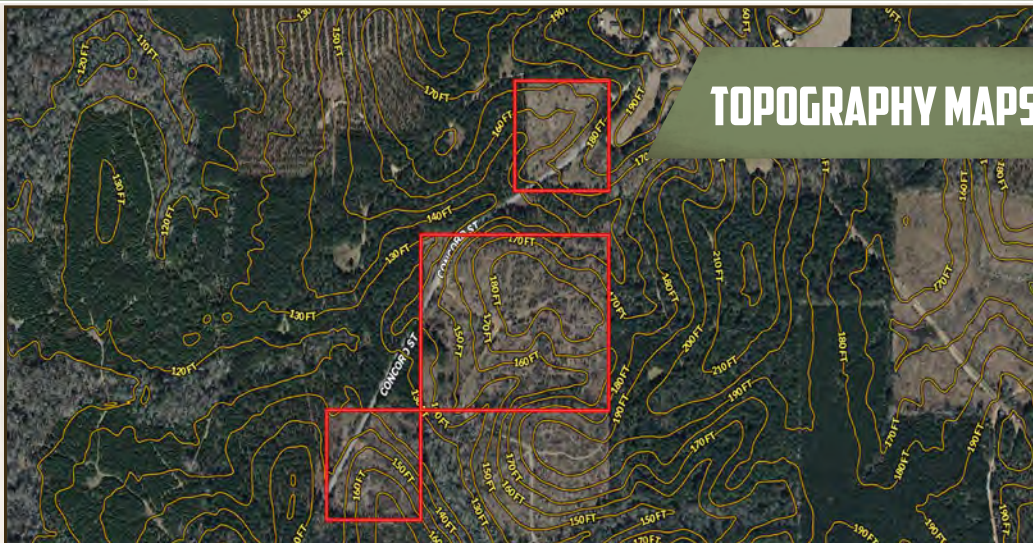
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TOPOGRAPHY MAPS



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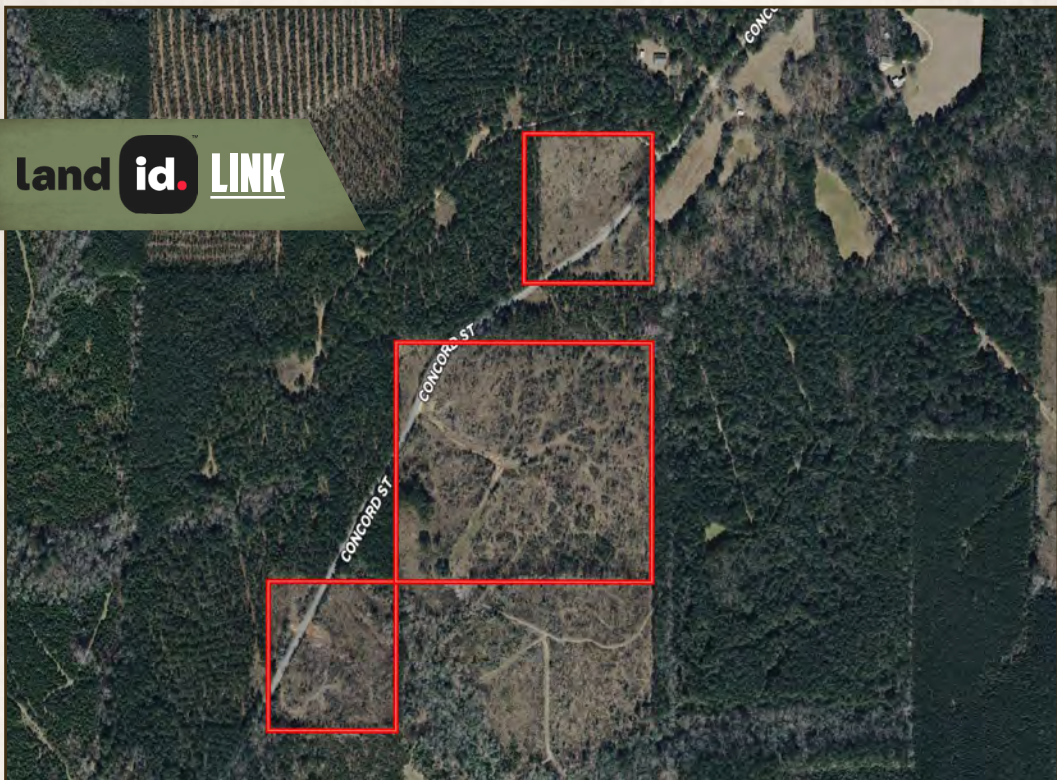
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land id. **LINK**



Directions From Marion, LA:
Travel 0.5 miles west on Main Street.
Continue on Concord Road for 2.8
miles to the property on both sides of
the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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