



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

15.5± ACRES
UNION PARISH, LA
\$70,000

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

THE UNION 15.5

PROPERTY PROFILE

LOCATION:

- Bernice, LA 71222
- Union Parish
- 8.4± Miles N of Dubach
- 17.7± Miles W of Farmerville
- 21.5± Miles N of Ruston

COORDINATES:

- 32.8087, -92.65382

TAX INFORMATION:

- Parcel: 4044039805

PROPERTY USE:

- Potential Home Sites
- Investment
- Fishing
- Recreation

PROPERTY INFORMATION:

- 15.5± Total Acres
- 3± Acre Home Site
- 1.5± Acre Pond
- Road Frontage on 3 Sides
- Old Growth Pine/Hardwood Mix
- Rolling Terrain
- Utilities Nearby



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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 15.5

DISCOVER THE POTENTIAL OF THE UNION 15.5! Situated in Bernice, Louisiana, approximately 21 miles north of Ruston, is a beautiful 15.5± acre parcel offering a world of uses. The Union Parish acreage offers road frontage on Roberson Street, Evans Street, and Louisiana Avenue, making access most convenient whether you plan to build a home, a family retreat, or divide the land for multiple homesites. An established 1.5± acre pond is perfect for fishing or just sitting back and enjoying the view. Nearly three acres are clear and will make a great spot for a house, while the rest of the property is covered in a mix of old-growth pine and hardwoods, giving you a private, quiet homeplace. The rolling terrain gives the land some character, and with utilities available, you can start building soon! Whether you're interested in a place to settle down, room to spread out, or even an investment opportunity, the Union 15.5 has plenty to offer.

Call Heath Eubanks today to schedule a private tour and explore the possibilities!

NOTE: The seller may consider dividing.



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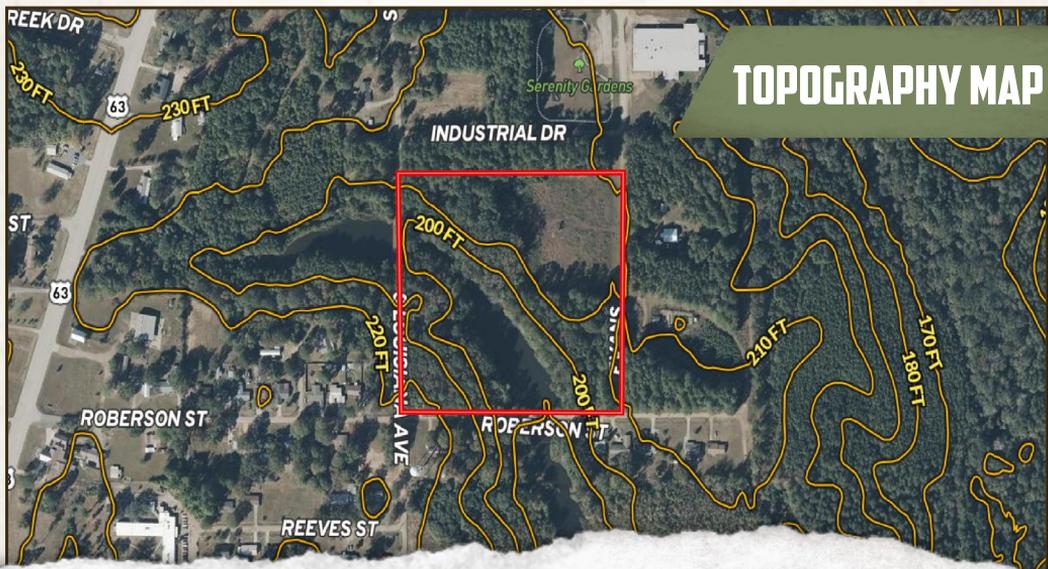
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land id. LINK



TOPOGRAPHY MAP



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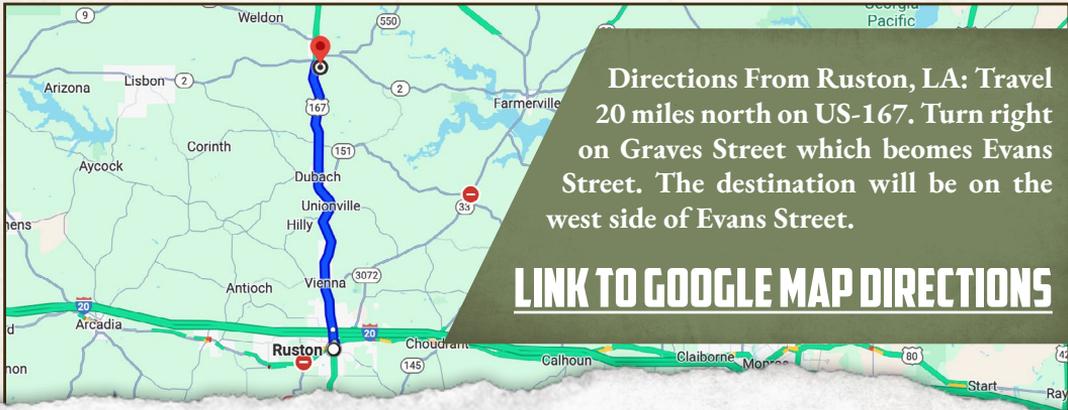
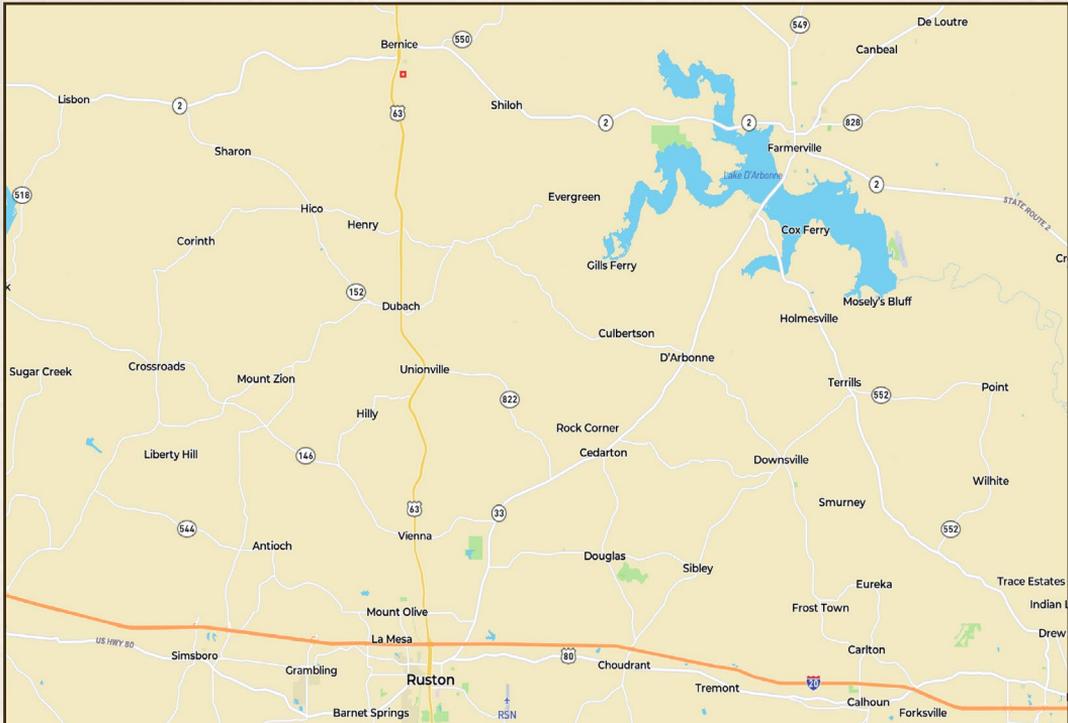
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Directions From Ruston, LA: Travel 20 miles north on US-167. Turn right on Graves Street which beomes Evans Street. The destination will be on the west side of Evans Street.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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