

**OLD RIVER ROAD TRACT**  
Old River Road  
Anacoco, LA 71403

**\$343,970**  
102± Acres  
Vernon County



**OLD RIVER ROAD TRACT**  
**Anacoco, LA / Vernon County**

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**SUMMARY**

**Address**

Old River Road

**City, State Zip**

Anacoco, LA 71403

**County**

Vernon County

**Type**

Timberland

**Latitude / Longitude**

31.1621 / -93.51205

**Acreage**

102

**Price**

\$343,970

**Property Website**

<https://compasslandpartners.com/property/old-river-road-tract-vernon-louisiana/100021/>



## **OLD RIVER ROAD TRACT**

### **Anacoco, LA / Vernon County**

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#### **PROPERTY DESCRIPTION**

The Old River Road Tract is a +/- 102-acre property in Vernon Parish, Louisiana, and it is offered at \$343,970. The tract is well-suited for timber and recreation, and it includes an internal road system that helps you access the property efficiently.

#### **LOCATION**

The property is located in Vernon Parish, Louisiana. It sits about 15 minutes from Anacoco, Louisiana, and about 25 minutes from Leesville, Louisiana, which makes it convenient for supplies, dining, and other services. The tract is also located near Toledo Bend Reservoir.

#### **ACCESS**

Access is provided by approximately 2,300 feet of paved road frontage along Old River Road. This paved frontage supports easy entry to the property and provides strong visibility and multiple options for future access points.

#### **IMPROVEMENTS**

The property includes an internal road system that is already in place and supports travel throughout the tract. Electrical power is available at the road, which helps support future improvements such as a camp, homesite, or other uses that require utility access.

#### **TIMBER AND TOPOGRAPHY**

The timber is primarily a 2008 pine plantation, which provides a consistent, managed timber base across much of the tract. In addition to the pine, the property includes mature hardwood drains that add diversity and create natural travel corridors.

#### **WILDLIFE AND RECREATION**

The Old River Road Tract supports deer and turkeys, and the mix of pine plantation and hardwood drains helps provide both cover and natural movement routes. The internal road system also makes it easier to set up hunting access and navigate the property during the season.

#### **WATER FEATURES**

The tract is located near Toledo Bend Reservoir, which adds recreational value in the immediate area. The property also includes hardwood drains, which contribute to habitat diversity and seasonal water movement.

#### **UTILITIES**

Electrical power is available at the road, which can simplify planning for future use and improvements.

#### **SUMMARY**

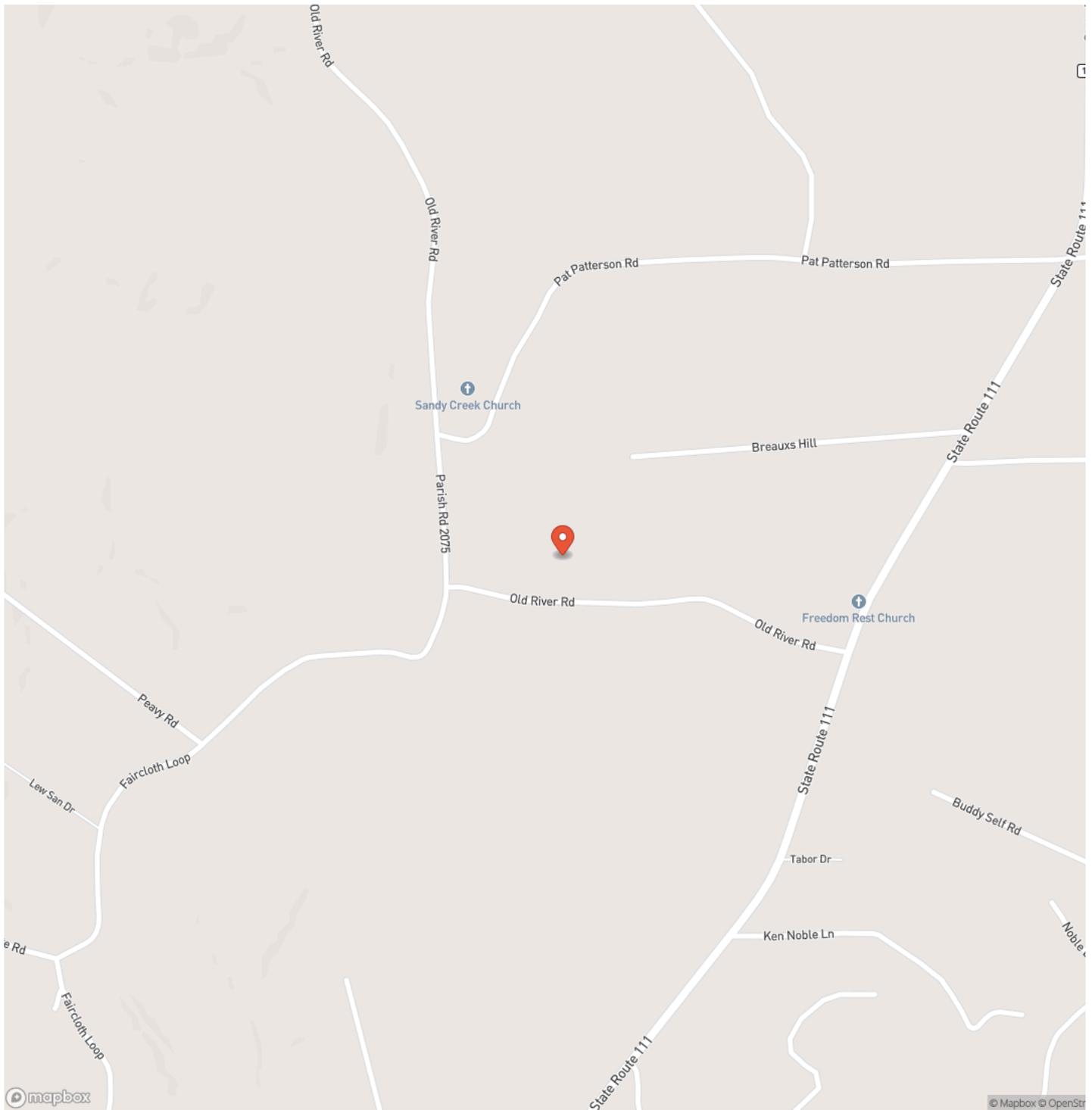
The Old River Road Tract offers +/- 102 acres in Vernon Parish, Louisiana, with approximately 2,300 feet of paved frontage on Old River Road, an internal road system, and power available at the road. With a 2008 pine plantation, mature hardwood drains, nearby Toledo Bend Reservoir, and established deer and turkey activity, this tract is a practical option for buyers looking for timber and recreational land near Anacoco and Leesville.



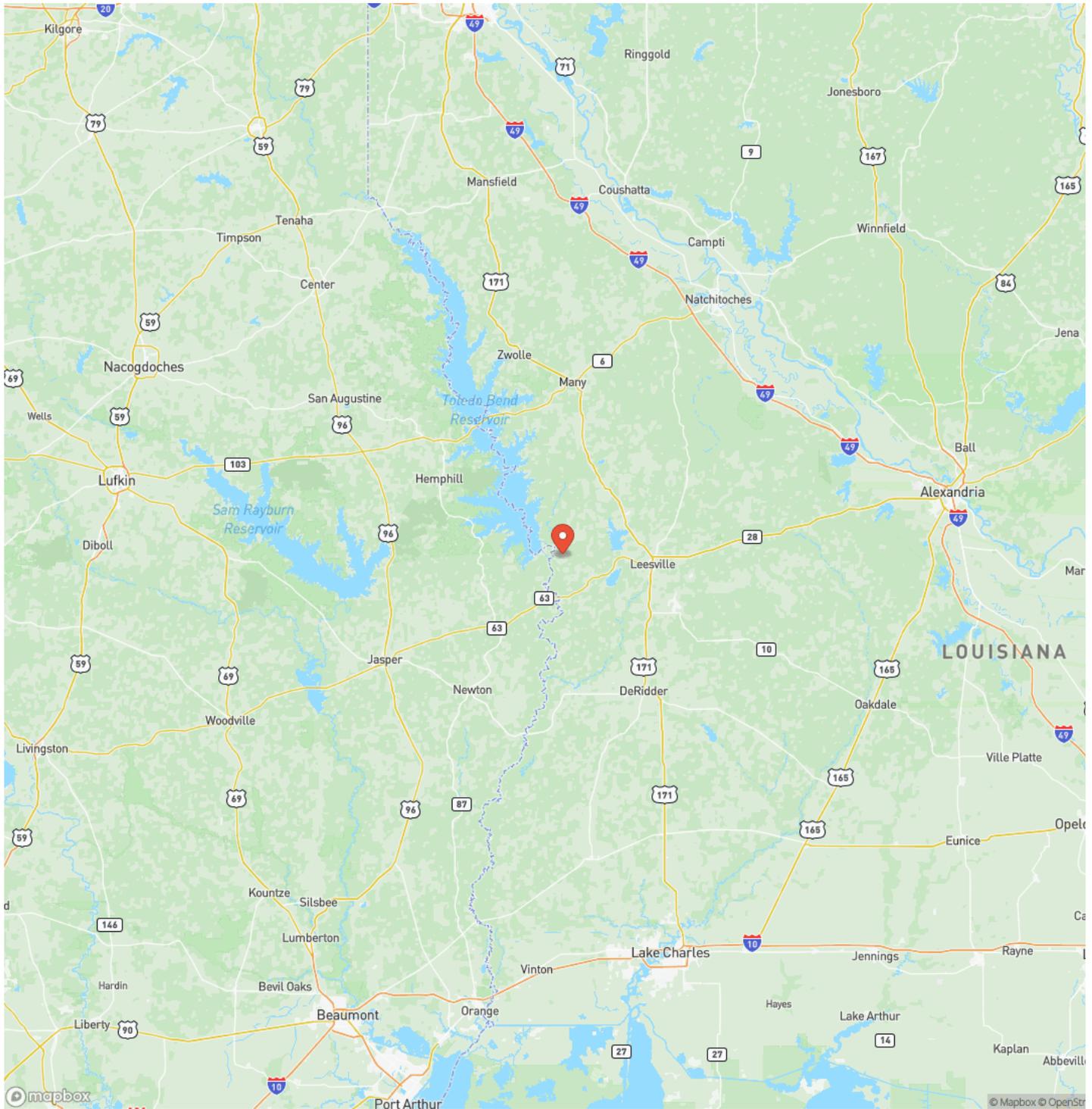
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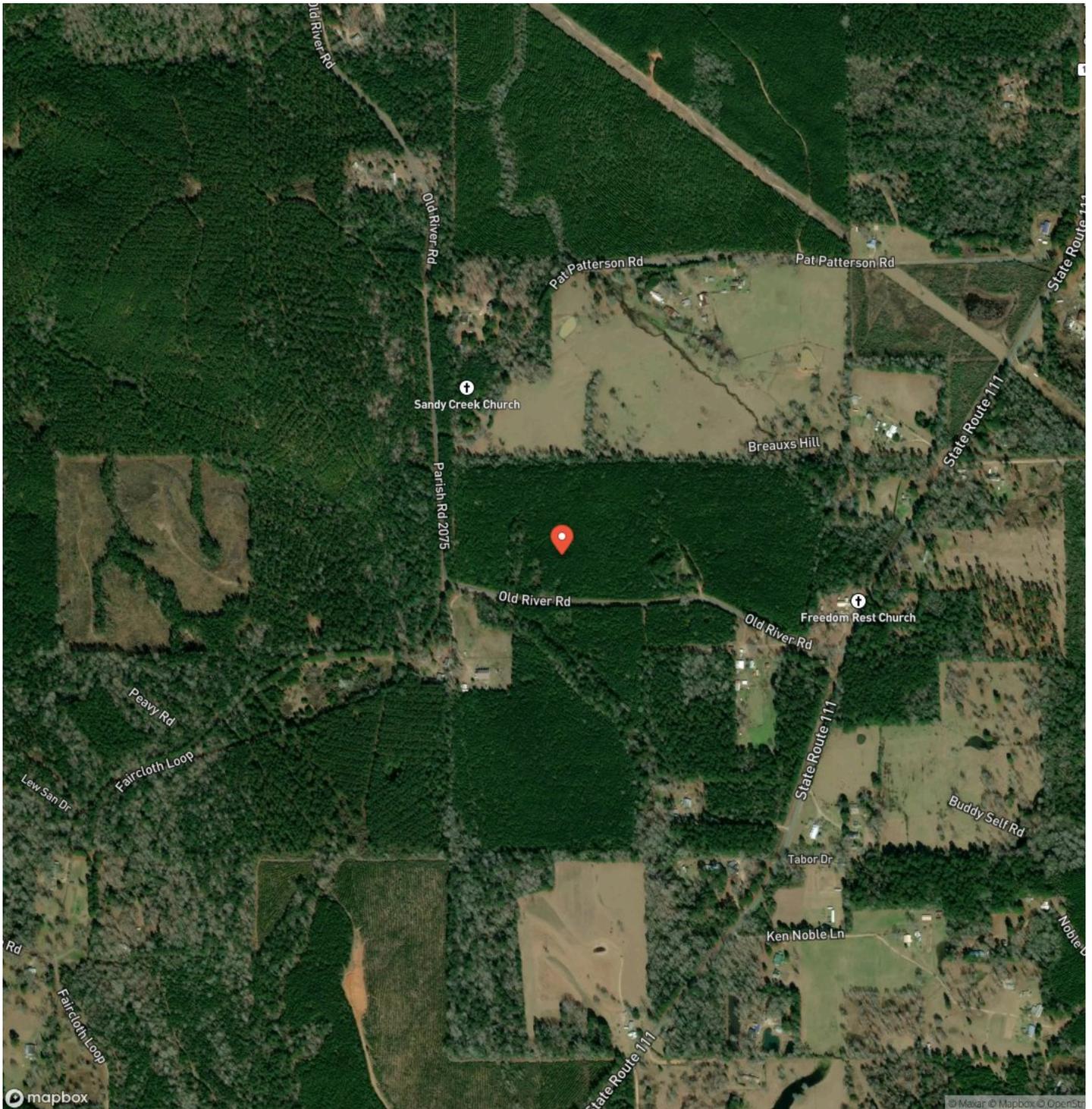
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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