

ROBERT RAWLS TRACT
0 Robert Rawls Loop Tract
Robeline, LA 71469

\$181,500
40± Acres
Natchitoches County



ROBERT RAWLS TRACT
Robeline, LA / Natchitoches County

SUMMARY

Address

0 Robert Rawls Loop Tract null

City, State Zip

Robeline, LA 71469

County

Natchitoches County

Type

Timberland

Latitude / Longitude

31.7491 / -93.33665

Acreage

40

Price

\$181,500

Property Website

<https://compasslandpartners.com/property/robert-rawls-tract-/natchitoches/louisiana/100035/>



ROBERT RAWLS TRACT

Robeline, LA / Natchitoches County

PROPERTY DESCRIPTION

The Robert Rawls Tract is a 40-acre property in Natchitoches Parish, Louisiana, offered at \$181,500. The tract includes approximately 1,300 feet of frontage on Robert Rawls Loop and features a mixture of mature hardwood and a 2006 planted pine plantation. With abundant deer and turkey populations, this is a practical recreational tract.

Location

The property is located in Natchitoches Parish, Louisiana, approximately 10 minutes from Robeline and about 30 minutes from Natchitoches, providing the new owner a rural setting with quick access to nearby services. Robeline is convenient for day-to-day needs like fuel and basic supplies, while Natchitoches adds access to a larger hub for shopping, dining, medical care, and contractors.

Access

The tract has approximately 1,300 feet of road frontage on Robert Rawls Loop (gravel road), providing direct access.

Improvements

The absence of improvements means you can design the tract to meet your goals instead of working around someone else's layout. You have the freedom to choose the best homesite, trail system, food plot locations, and more. Starting with a clean slate reduces upfront maintenance and surprise costs, because there are no older buildings, wells, septic systems, or fences to repair or remove.

Timber

The timber is composed of a mixture of mature hardwood and a 2006 planted pine plantation. The pines represent income potential and long-term value among a clean, consistent timber stand that is easily navigable and manageable.

The hardwoods not only add visual variety and shade, they also add diversity to your investment since you are not relying on a single timber type.

Wildlife and Recreation

Deer and turkeys find cover among the pines, which make establishing trails, shooting lanes, and access routes simple. In addition to hunting, the tract is perfect for hiking, trail riding, wildlife observation, photography, and other general recreational activities.

Utilities

Power adjoins the property, making modern conveniences easily attainable.

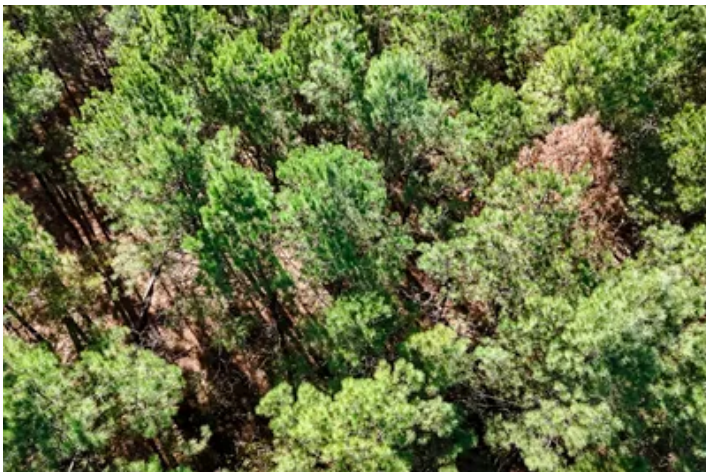
Summary

With gravel road frontage, a mix of hardwood and planted pine timber, adjoining power, and a location within easy driving distance of Robeline and Natchitoches, the Robert Rawls Loop Tract offers a solid recreational and timber opportunity in Natchitoches Parish.

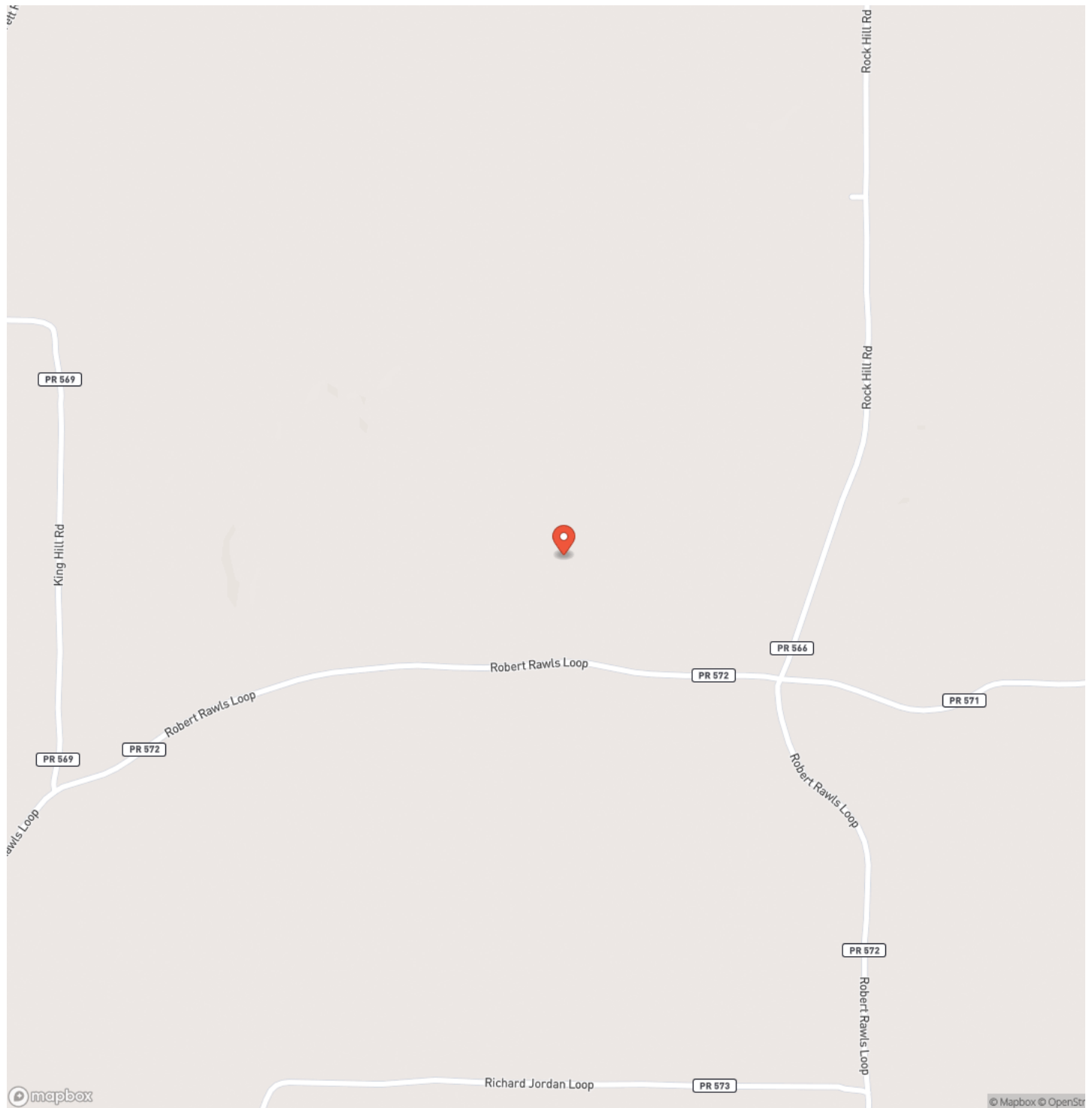
Contact us today to schedule a showing.



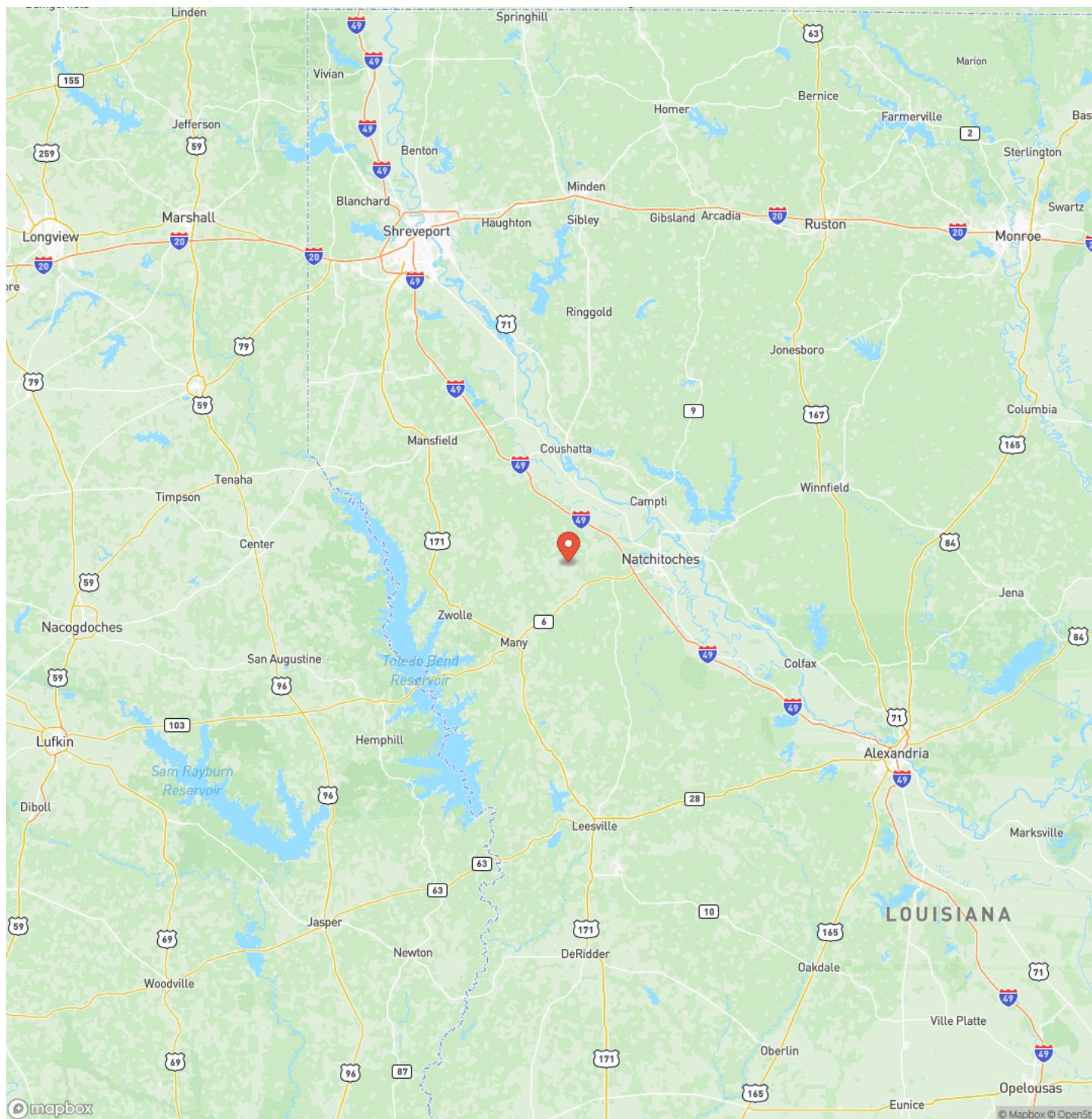
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Locator Map



Locator Map



Satellite Map



ROBERT RAWLS TRACT
Robeline, LA / Natchitoches County

LISTING REPRESENTATIVE

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NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://compasslandpartners.com/>

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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