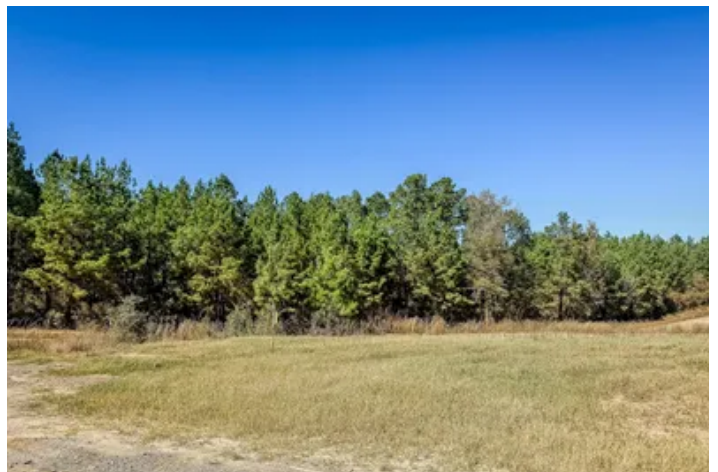


OLD PLEASANT HILL TRACT
0 Old Pleasant Hill Rd
Zwolle, LA 71486

\$341,990
120± Acres
Sabine County



OLD PLEASANT HILL TRACT
Zwolle, LA / Sabine County

SUMMARY

Address

0 Old PLeasant Hill Rd

City, State Zip

Zwolle, LA 71486

County

Sabine County

Type

Timberland

Latitude / Longitude

31.74745 / -93.592

Acreage

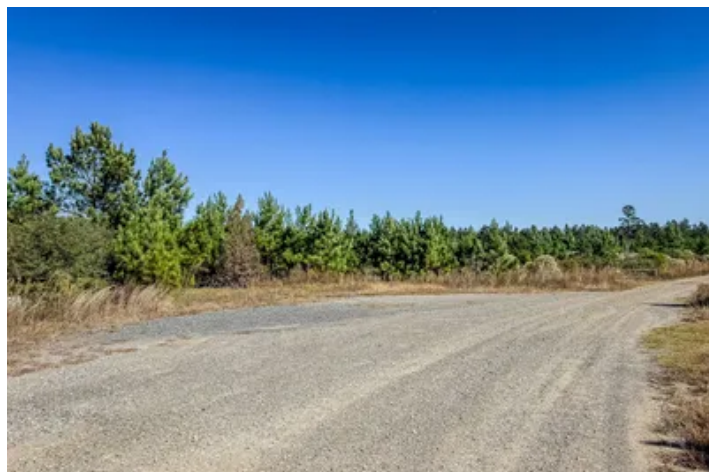
120

Price

\$341,990

Property Website

<https://compasslandpartners.com/property/old-pleasant-hill-tract/sabine/louisiana/99771/>



OLD PLEASANT HILL TRACT

Zwolle, LA / Sabine County

PROPERTY DESCRIPTION

Old Pleasant Hill Tract is a 120-acre property in Sabine Parish, Louisiana. The tract features approximately 4,000 feet of dirt road frontage on Old Pleasant Hill Road and includes an internal road system that supports access throughout the property. The timber consists of a mixture of merchantable and premerchantable pine plantations.

Location

The property is located in Sabine Parish, Louisiana, approximately 20 minutes from Zwolle and about 30 minutes from Many. This location provides convenient access to nearby services and supplies from a peaceful, rural setting.

Access

The tract offers approximately 4,000 feet of frontage on Old Pleasant Hill Road. This extensive road frontage supports flexible entry points and improves day-to-day usability for land management.

Improvements

An internal road system is already in place, reducing the time and cost needed to enjoy the property right away. In addition, it supports timber management, hunting access, and future trail improvements.

Timber

The timber consists of a mixture of merchantable and premerchantable pine plantation. The merchantable component provides immediate income potential, while the premerchantable pine provides future investment growth.

Wildlife and Recreation

With abundant deer and turkey populations, the acreage and road systems support hunting, scouting, and general recreation, and the internal roads provide convenient to access all areas of the tract.

Utilities

Power is available to support future building plans, improved security and lighting, and other projects without relying only on generators.

Summary

Old Pleasant Hill Tract offers 120 acres with extensive road frontage, internal access, and a timber profile that includes both current and future income potential. With convenient driving distance to Zwolle and Many, available power, and consistent wildlife activity, the tract is a practical option for recreation and timber ownership in Sabine Parish.

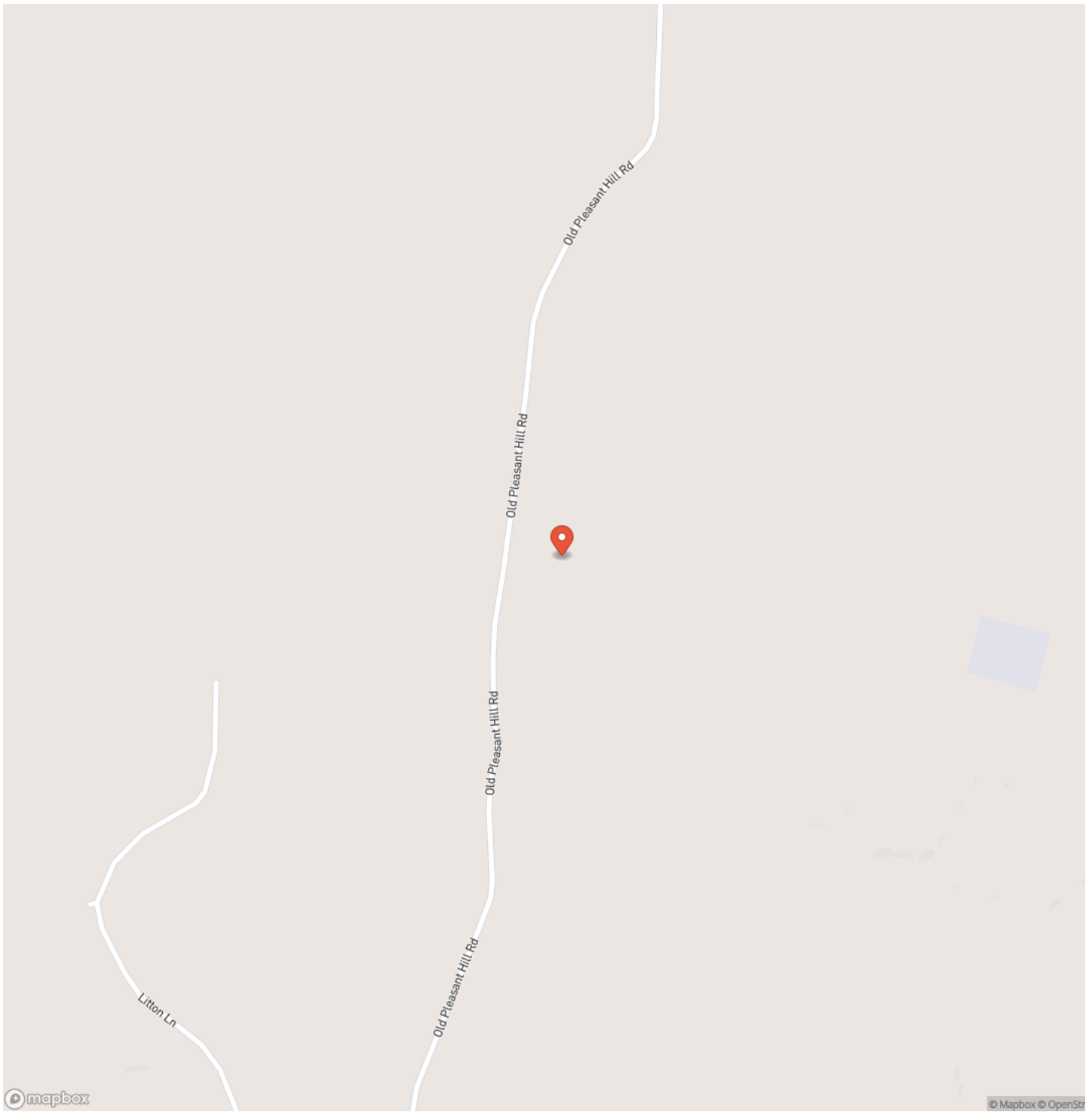
Contact us today to schedule a showing.



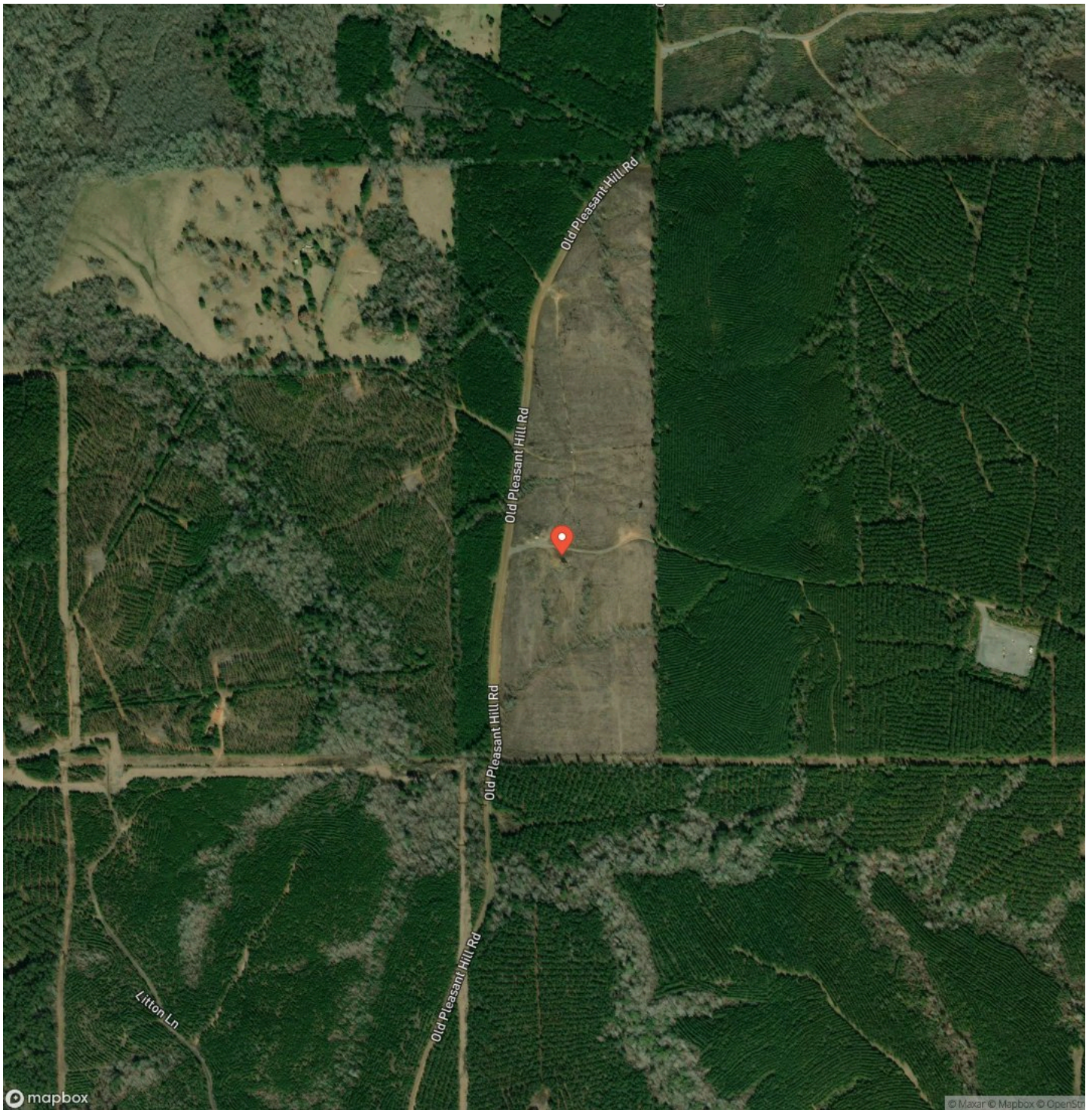
OLD PLEASANT HILL TRACT
Zwolle, LA / Sabine County



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.



Compass Land Partners
452 Upchurch Ln
Walterboro, SC 29488
(800) 731-2278
<https://compasslandpartners.com/>

