BIG CANE CREEK TRACT
0 TBD Road
Marion, LA 71260

$239,000
80± Acres
Union County







MORE INFO ONLINE:

https://compasssouth.com/land-sales/

SUMMARY

Address
0 TBD Road

City, State Zip
Marion, LA 71260

County
Union County

Type
Hunting Land, Timberland

Latitude / Longitude
32.960206 / -92.334617

Acreage
80

Price
$239,000

Property Website
compasssouth.com







PROPERTY DESCRIPTION

Uncover the exceptional potential of the Big Cane Creek Tract, an 80-acre expanse nestled in the heart of Louisiana's Union Parish. This remarkable property presents an opportunity for both avid hunters and those seeking a strategic timberland investment. With its heavily wooded landscape and direct creek access, you will discover a blend of recreational enjoyment and future value growth.

Location

Situated in Marion, Louisiana, within Union Parish, this tract benefits from an attractive rural setting near Monroe. Located in Louisiana's charming countryside, this property is a peaceful retreat close to local amenities and conveniences.

Land and Terrain

The 80-acre parcel boasts a diverse and inviting landscape, characterized by loamy sand soil, ideal for supporting robust tree growth. The terrain is notably heavily wooded, creating a natural habitat for local wildlife and presenting excellent timber investment potential.

Improvements and Infrastructure

Currently a blank canvas, the property offers the new owner complete freedom to implement improvements tailored to their specific needs and desires. Whether you dream of a rustic cabin, strategic hunting blinds, or a network of trails, the possibilities are open for creating your ideal retreat.

Water Features

A significant feature of this property is its direct access to a tranquil creek, a natural water source that enhances the land's ecological value and recreational appeal.

Wildlife and Vegetation

The Big Cane Creek Tract is a haven for wildlife, including healthy populations of hogs, turkey, and whitetail deer, making it a premier destination for hunting enthusiasts. The property's heavily wooded vegetation creates an ideal natural habitat that supports a thriving ecosystem and offers a serene environment for nature observation.

Current and Potential Use

Currently used as a timber tract, this property holds immense potential as a premier recreational retreat. The rich wildlife populations naturally lend themselves to outstanding hunting opportunities. Imagine transforming this timberland into your private sanctuary for outdoor pursuits, or continuing its legacy as a timber investment with added recreational benefits.

Access and Easements

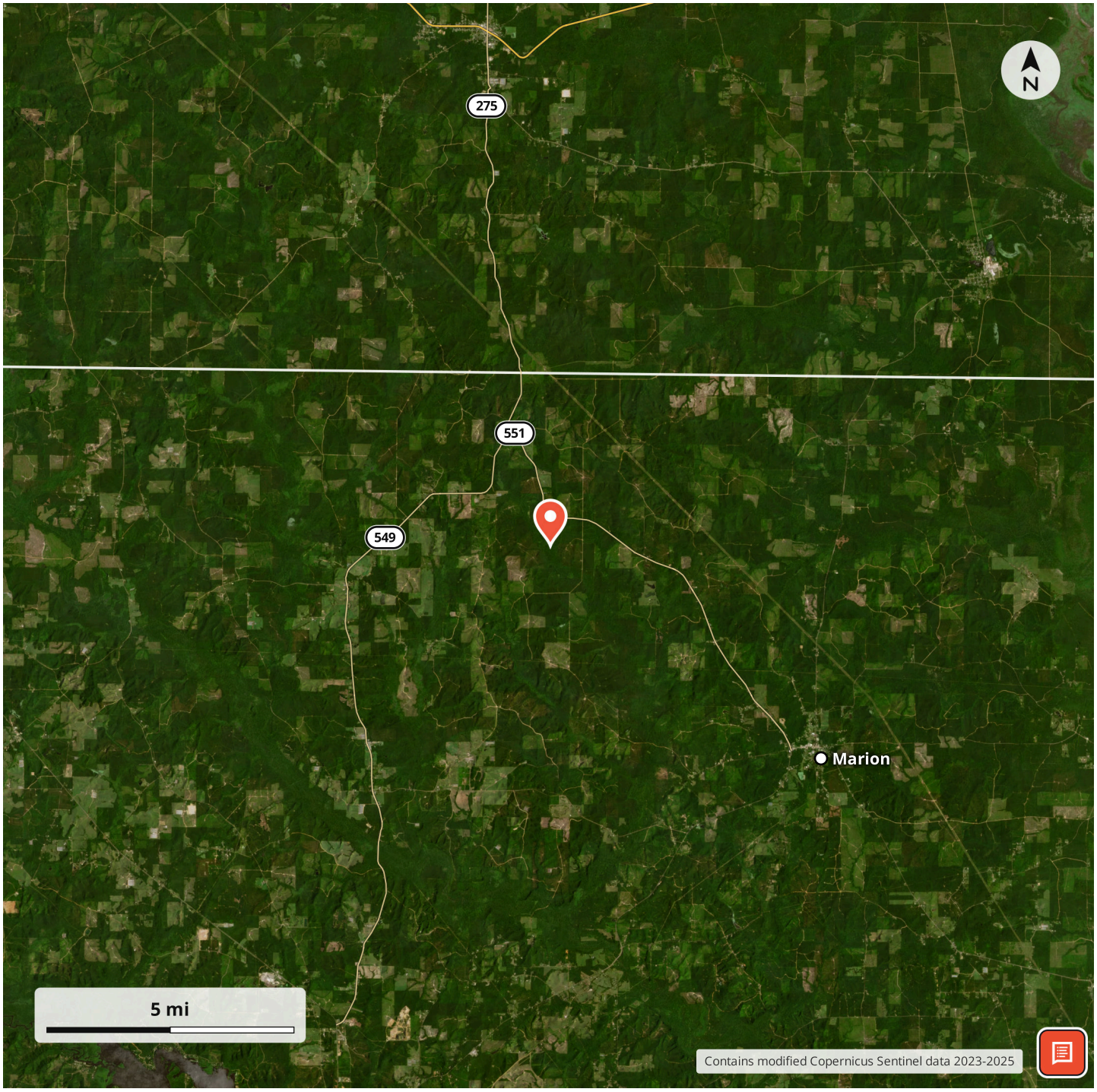
Details regarding specific access points and any existing easements are available for review, ensuring a clear understanding of property boundaries and rights. Contact us today to learn more or to schedule a visit to the Big Cane Creek Tract and discover its full potential.



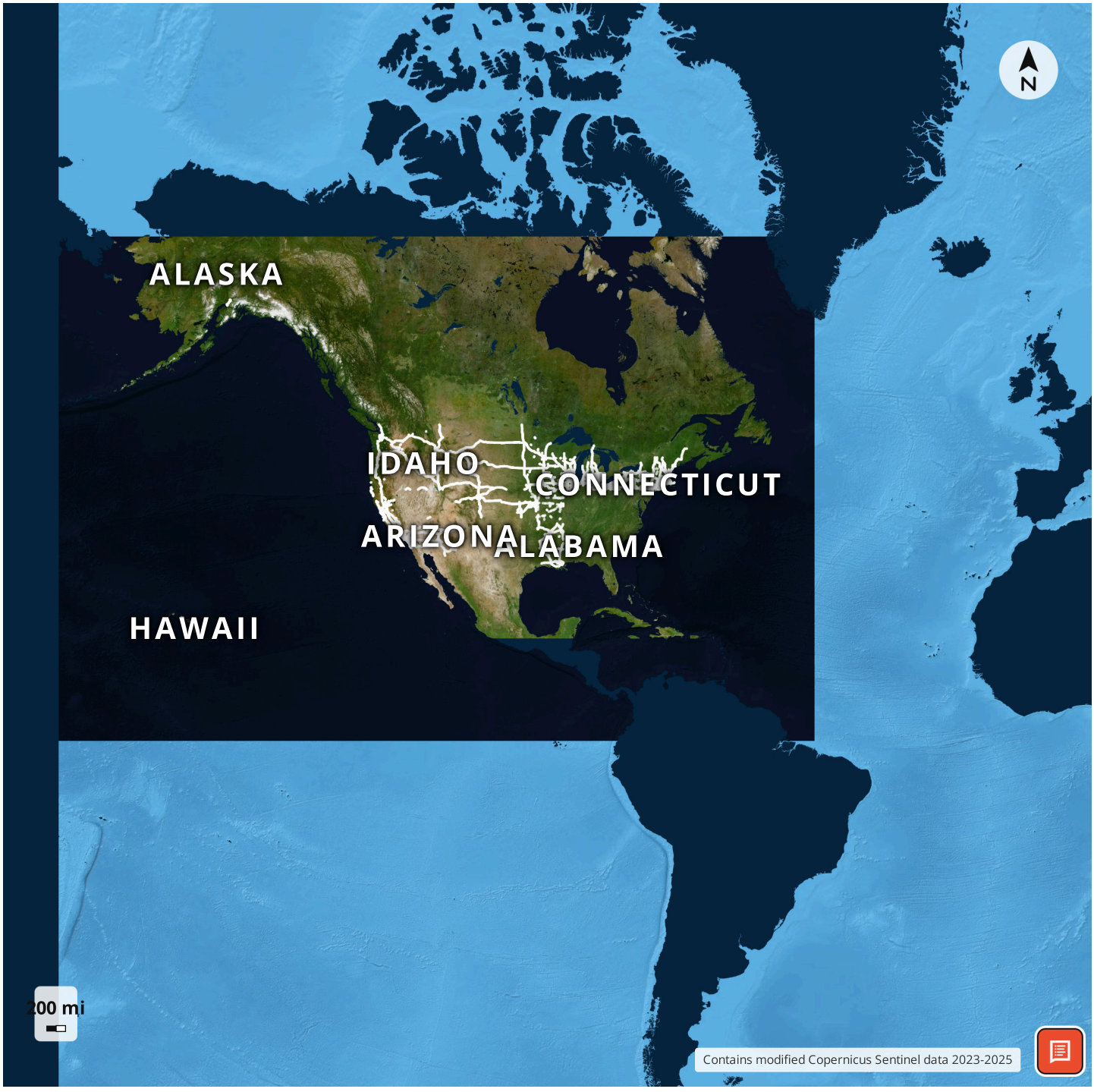




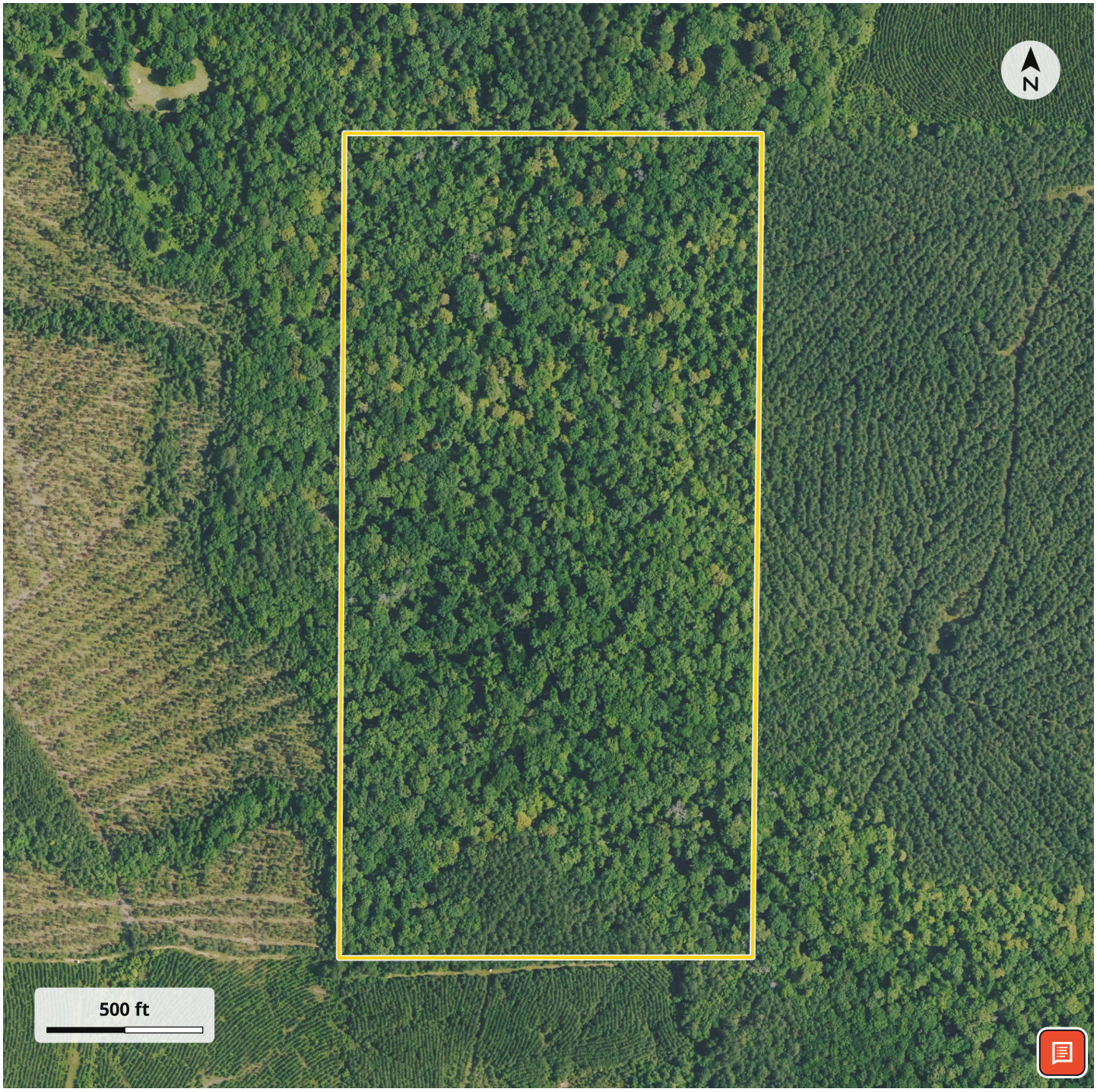

Regional Map



Locator Map


N
ALASKA
IDAHO
CONNECTICUT
ARIZONA
ALABAMA
HAWAII
200 mi
Contains modified Copernicus Sentinel data 2023-2025

Aerial Map



LISTING REPRESENTATIVE

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