

OLD RIVER ROAD TRACT
Old River Road
Anacoco, LA 71403

\$343,970
102± Acres
Vernon County



OLD RIVER ROAD TRACT
Anacoco, LA / Vernon County

SUMMARY

Address

Old River Road null

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

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

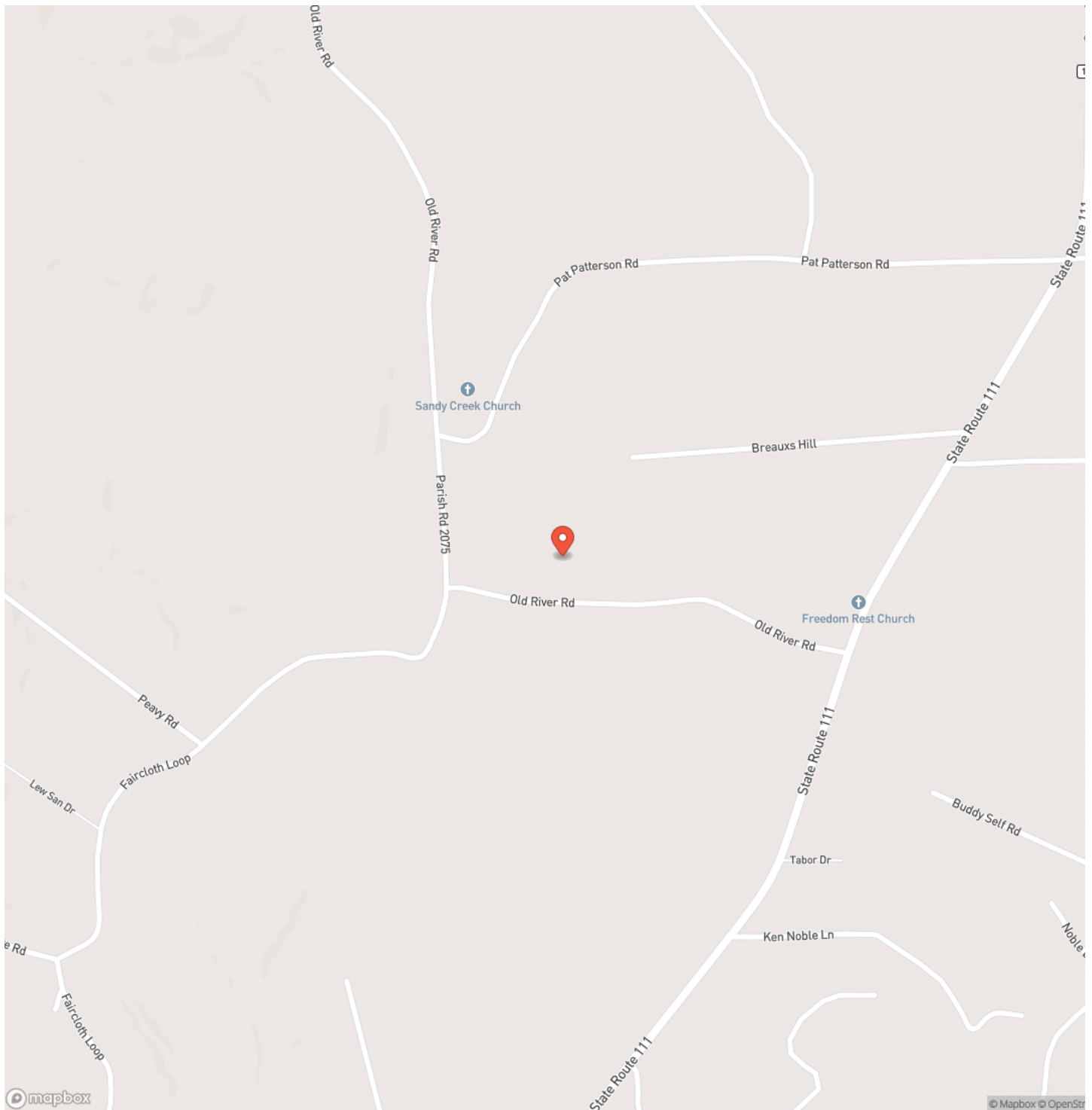
The Old River Road Tract offers +/- 102 acres in Vernon Parish, Louisiana, with approximately 2,300 feet of paved frontage on Old River Road, an internal road system, and power available at the road. With a 2008 pine plantation, mature hardwood drains, nearby Toledo Bend Reservoir, and established deer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



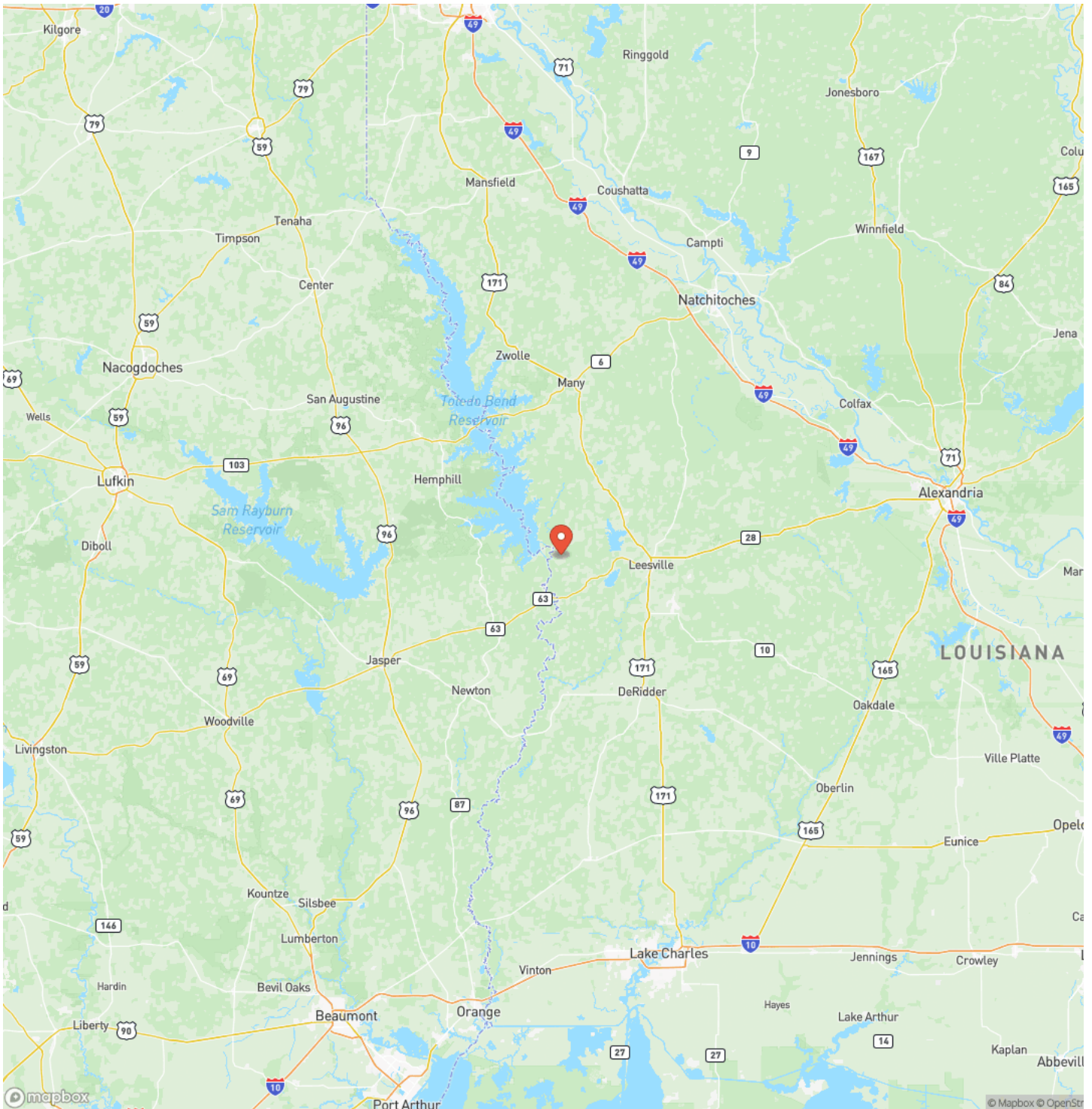
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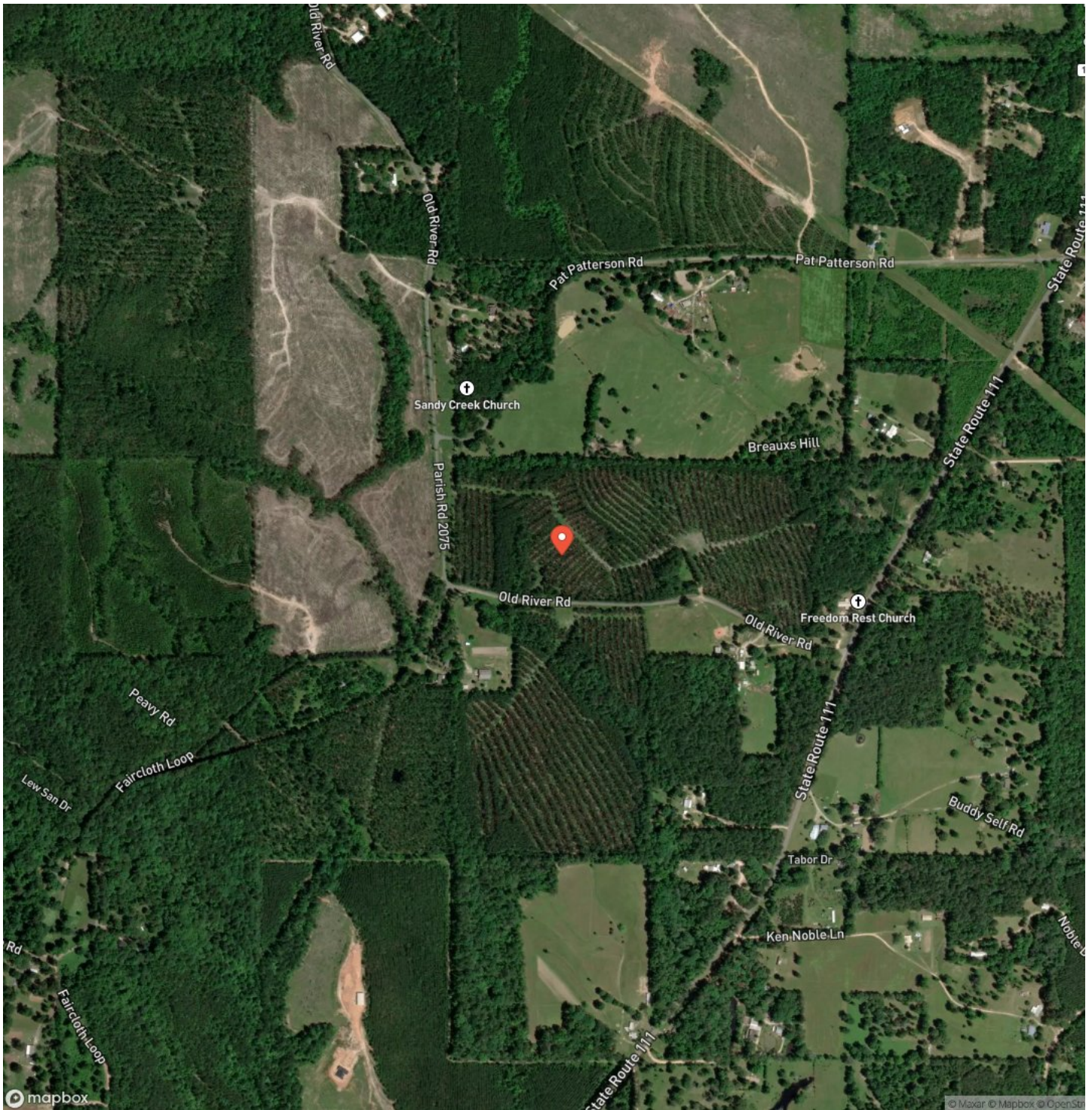
Locator Map



Locator Map



Satellite Map



OLD RIVER ROAD TRACT
Anacoco, LA / Vernon County

LISTING REPRESENTATIVE

For more information contact:



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NOTES



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