

**HERRINGTON HILL TRACT**  
0 Herrington Rd  
Leesville, LA 71446

**\$230,890**  
49± Acres  
Vernon County



**HERRINGTON HILL TRACT**  
**Leesville, LA / Vernon County**

---

**SUMMARY**

**Address**

0 Herrington Rd

**City, State Zip**

Leesville, LA 71446

**County**

Vernon County

**Type**

Timberland

**Latitude / Longitude**

31.19485 / -93.2252

**Acreage**

49

**Price**

\$230,890

**Property Website**

<https://compasslandpartners.com/property/herrington-hill-tract/vernon/louisiana/99758/>



## **HERRINGTON HILL TRACT**

### **Leesville, LA / Vernon County**

---

#### **PROPERTY DESCRIPTION**

The Herrington Hill Tract is a 49-acre property in Vernon Parish, Louisiana. Located about 10 minutes outside of Leesville, the tract provides convenient access for buyers who want to be close to town. In addition, the property includes internal trails plus a mixture of clearcut timber and mature hardwood.

#### **Location**

The tract is located in Vernon Parish, Louisiana, approximately 10 minutes from Leesville, giving the new owner access to everyday services like groceries, hardware, medical care, schools, and restaurants, without a long drive.

#### **Access**

The property has approximately 1,200 feet of dirt road frontage on Herrington Road, which supports multiple potential entry points.

#### **Improvements**

Internal trails are already in place. Not only do they provide access throughout the property, they are also beneficial for hunting and general land management.

#### **Timber**

The timber is primarily clearcut with areas of mature hardwood. The clearcut areas allow for future trails, food plots, or a homesite, while the hardwood areas provide cover and diversity.

#### **Wildlife and Recreation**

While deer and turkeys are present on the property, the tract supports multiple outdoor activities, such as hunting, walking and hiking, riding ATVs/UTVs, camping, birdwatching and wildlife viewing, photography, trail building, and spending time outdoors with family and friends.

#### **Utilities**

Power is nearby, which means the new owner can customize the tract to their specific needs.

#### **Summary**

With frontage on Herrington Road, internal trails, and proximity to Leesville, the Herrington Hill Tract offers a convenient solution for buyers looking for a place to build, hunt, or simply enjoy nature.

Contact us today to schedule a showing!

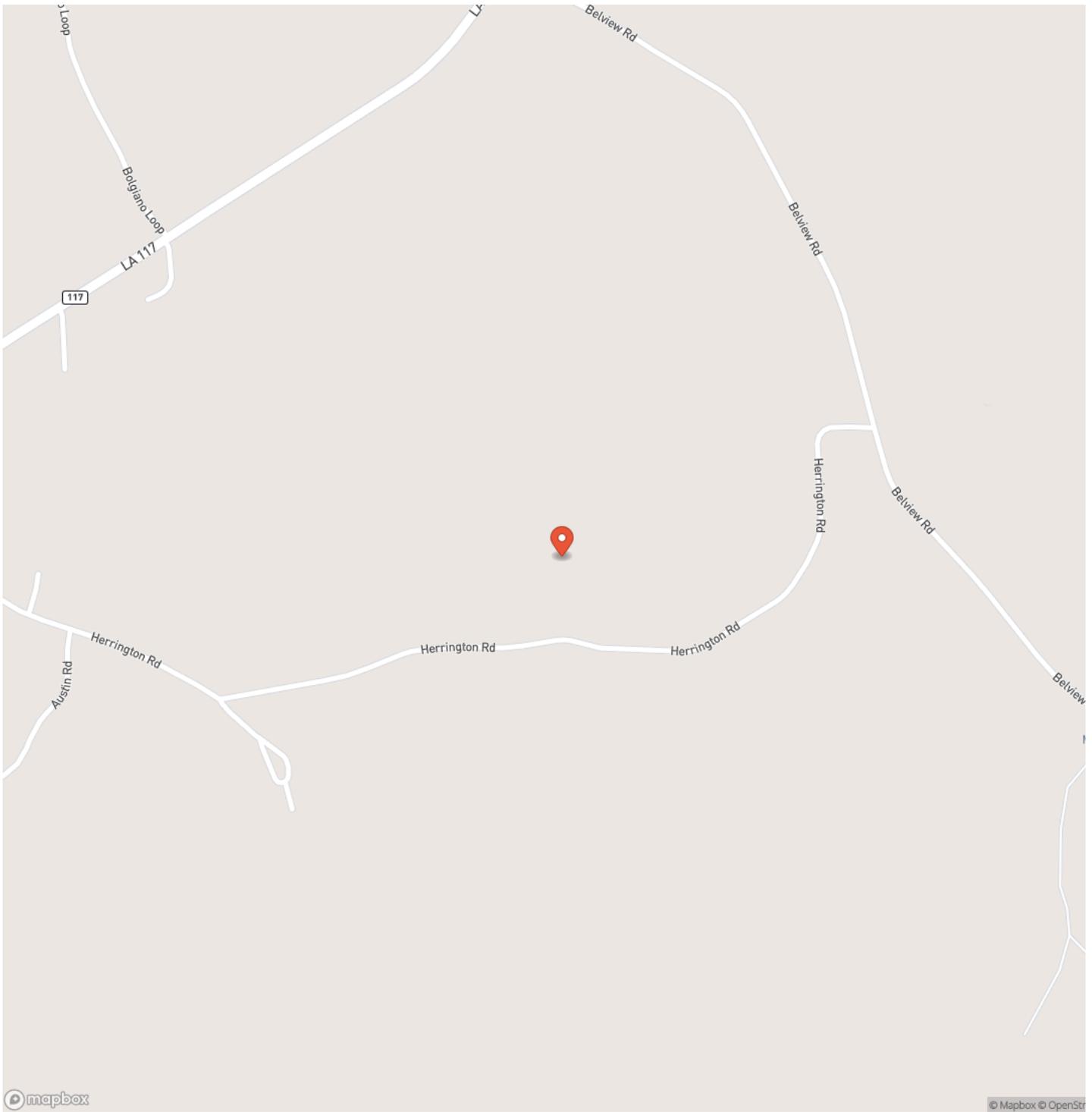


**HERRINGTON HILL TRACT**  
Leesville, LA / Vernon County

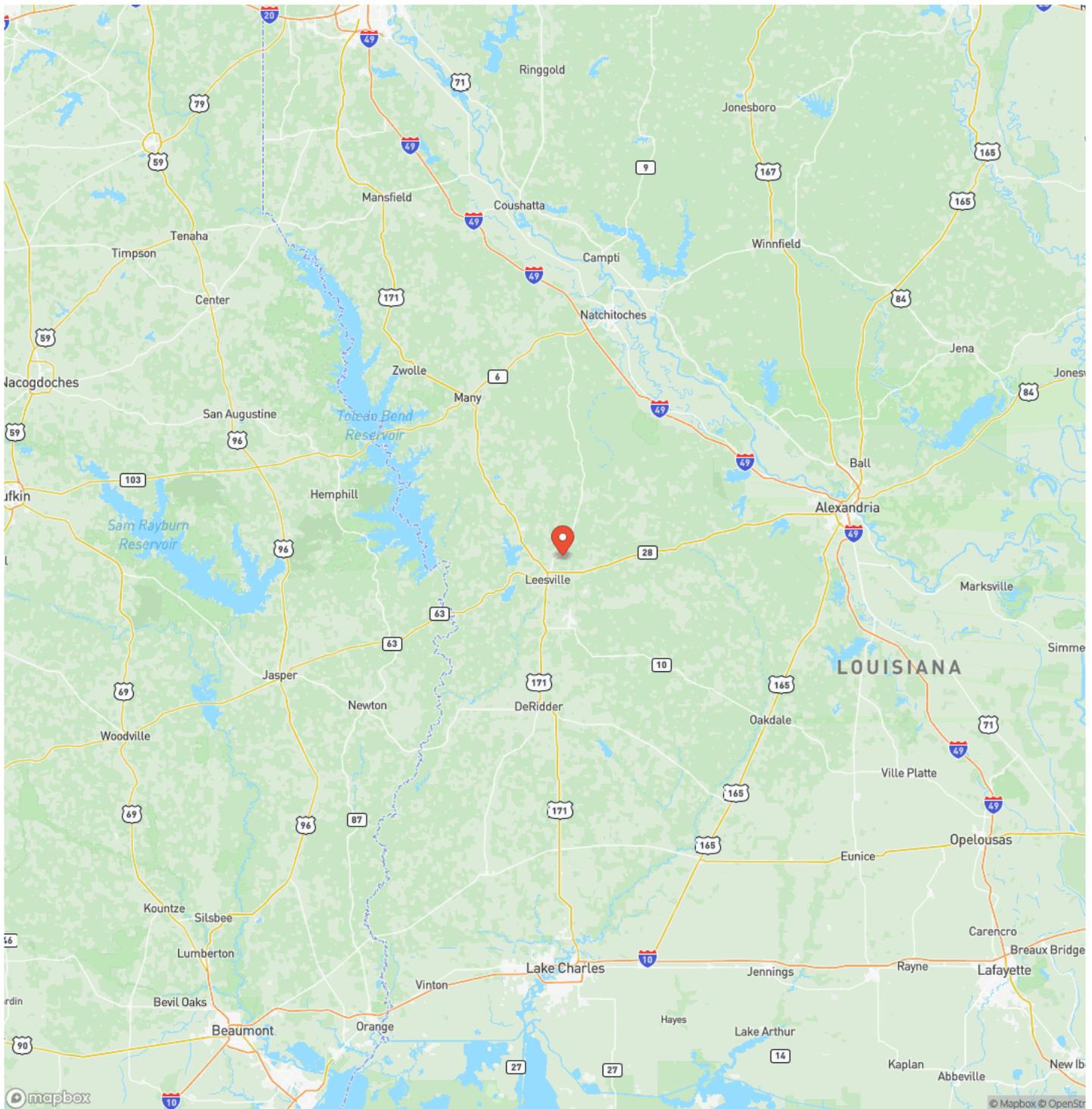
---



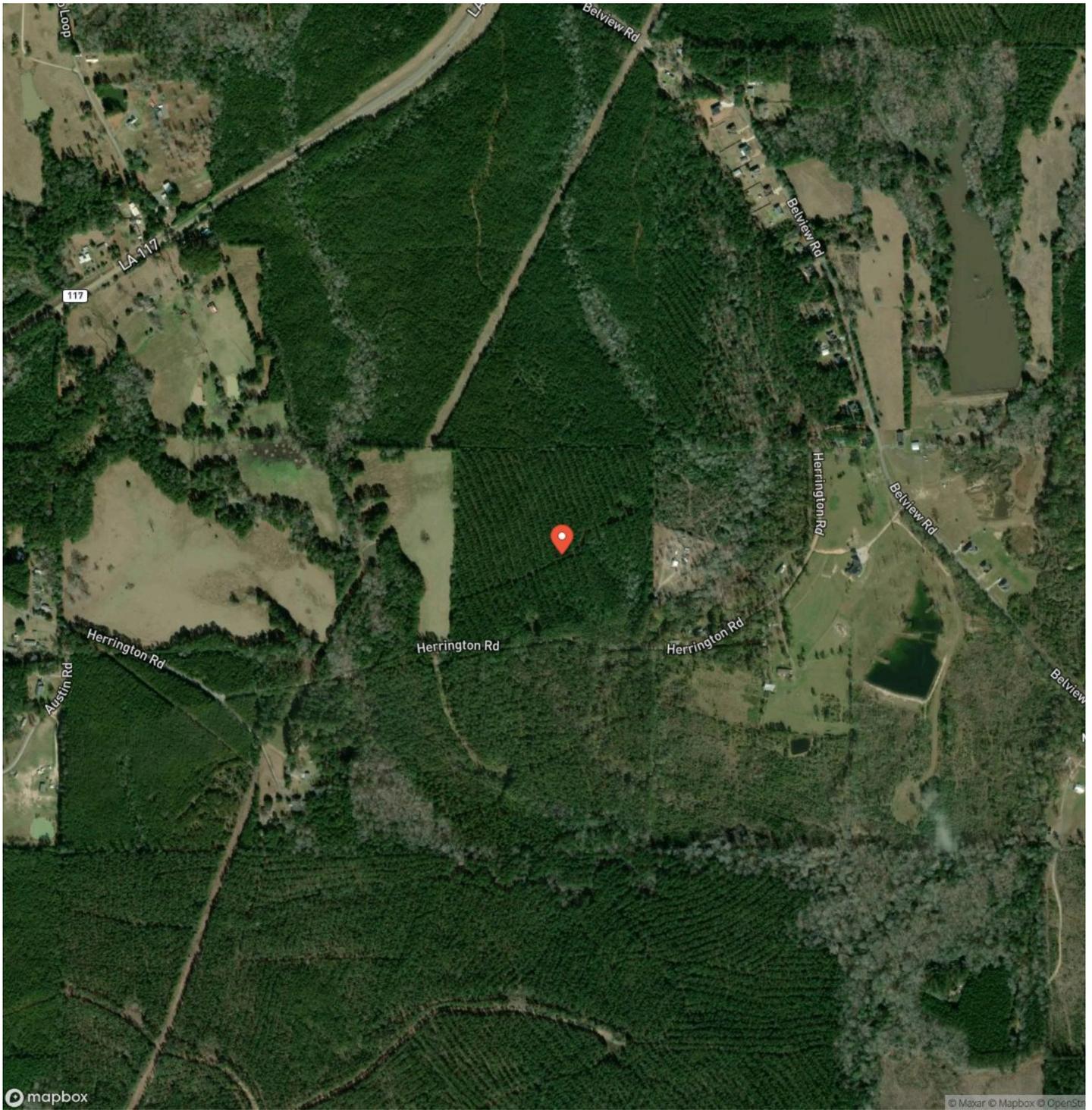
## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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/>

---

