

FRANK LAPERE CREEK 2
0 Riley Trestle Rd
Marion, LA 71260

\$242,000
110± Acres
Union County



FRANK LAPERE CREEK 2
Marion, LA / Union County

SUMMARY

Address

0 Riley Trestle Rd

City, State Zip

Marion, LA 71260

County

Union County

Type

Timberland

Latitude / Longitude

32.9782 / -92.1704

Acreage

110

Price

\$242,000

Property Website

<https://compasslandpartners.com/property/frank-lapere-creek-2/union/louisiana/103974/>



FRANK LAPERE CREEK 2

Marion, LA / Union County

PROPERTY DESCRIPTION

Frank Lapere Creek 2 is a 110-acre timberland property located in Union Parish, Louisiana, near Marion. Currently managed for timber production, this wooded tract offers a versatile land opportunity for buyers seeking a working timber investment, recreational retreat, or both in the heart of the Ark-La-Miss region.

Location

Situated in Union Parish, Louisiana, Frank Lapere Creek 2 lies approximately seven miles northeast of Marion. The surrounding area is characteristic of north Louisiana's rural timberland corridor, offering a quiet, undeveloped setting with easy access to the small community amenities Marion provides. The combination of a secluded location and proximity to a nearby town makes this property a practical and appealing option.

Access

The property is accessed via a historical timber access road.

Topography

The soils on this property are classified as silt loam, which supports both timber productivity and general land use. The terrain features ATV dirt trails, indicating manageable, passable ground suitable for exploration and land management activities.

Improvements

This property currently has no existing structures or improvements. Buying land without existing buildings gives buyers the flexibility to develop the property according to their own vision and timeline, whether that means constructing a hunting camp, cabin, or other facilities that suit their intended use.

Timber

Frank Lapere Creek 2 supports a stand of young hardwood timber and is classified as heavily wooded throughout. Young hardwood stands represent both a renewable resource and a long-term investment, as properly managed hardwood timber can increase in value over time while also providing habitat and canopy cover across the property.

Wildlife and Recreation

The property supports populations of whitetail deer, wild turkey, and feral hogs, making it a capable hunting destination for a variety of pursuits. Buyers looking for a recreational tract with consistent hunting opportunities will find this property well-suited for seasonal use and land-based outdoor activities.

Water Features

Frank Lapere Creek runs through or adjacent to the property, providing a natural water source that benefits both wildlife habitat and the overall character of the land.

Current and Potential Use

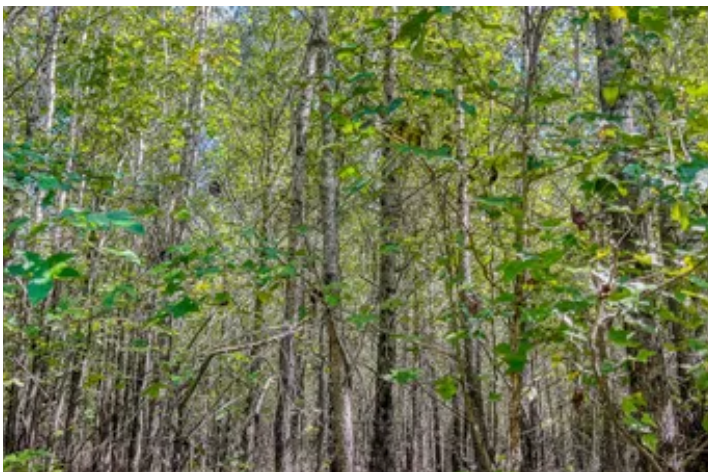
The property is currently used for timber production and carries strong potential as a hunting tract as well. Buyers can continue managing the young hardwood timber for future harvest while also utilizing the land for recreational purposes, making it a dual-purpose investment with both income potential and personal use appeal.

Summary

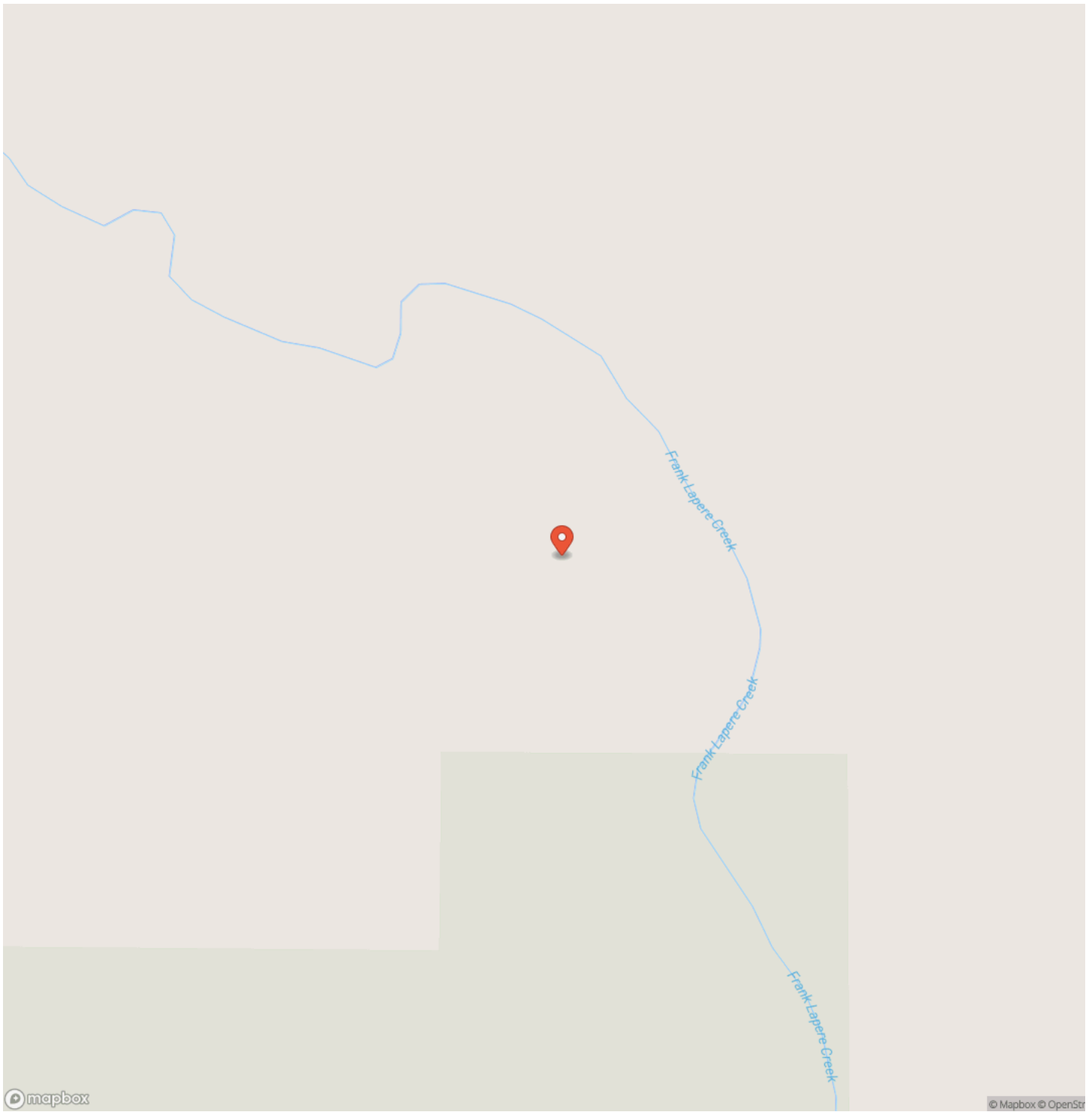
Frank Lapere Creek 2 is a 110-acre wooded timberland tract in Union Parish, Louisiana, offering young hardwood timber, creek access, and abundant wildlife in a secluded setting just northeast of Marion. Whether you are looking for a timber investment, a hunting property, or a combination of both, this property delivers practical value and long-term potential. Contact us today to learn more or to schedule a showing.



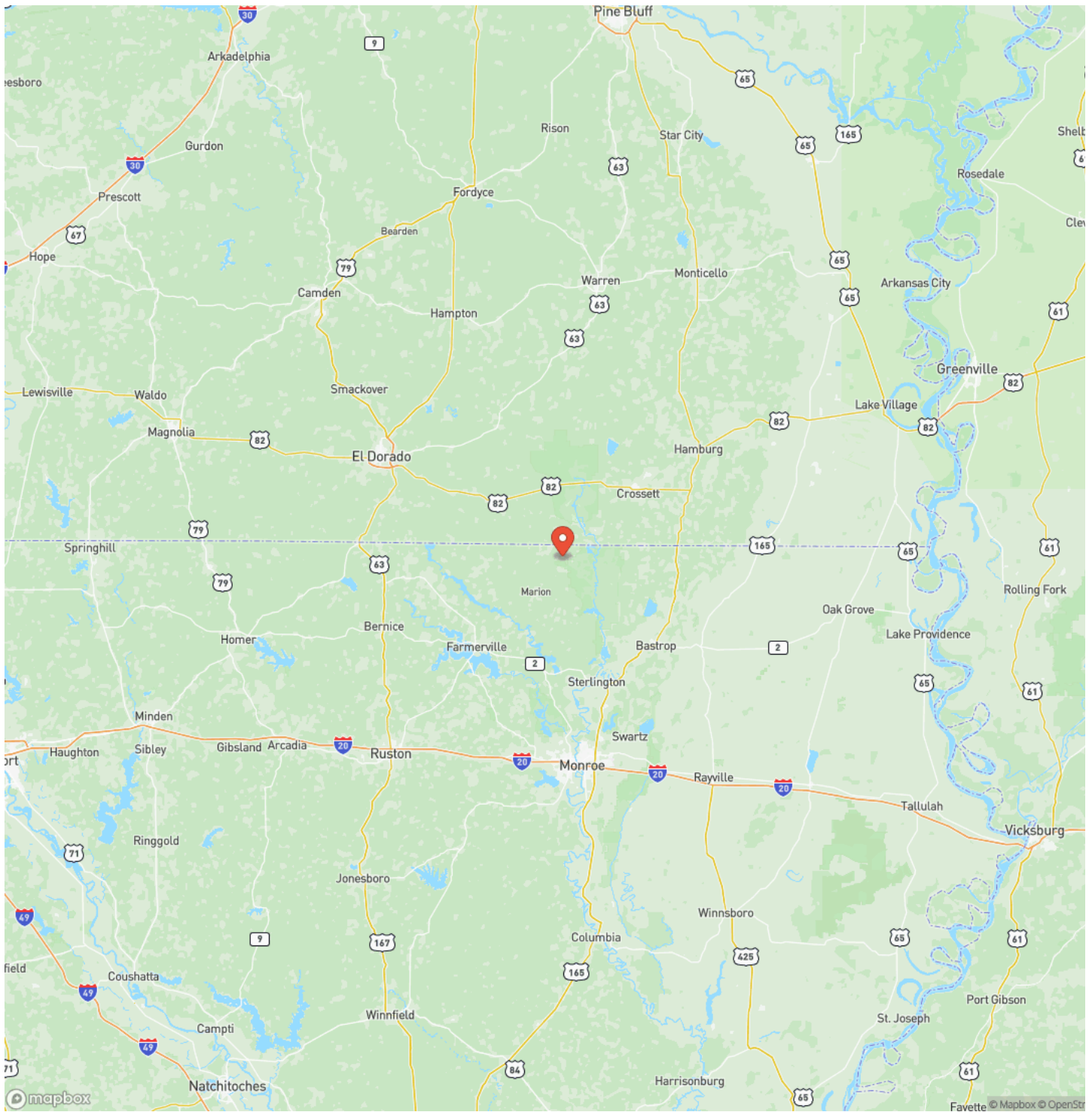
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Locator Map



Locator Map



Satellite Map



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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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