

QUIGLEY BIG CANE CREEK TRACT
0 North Quigley Rd
Marion, LA 71260

\$186,998
59± Acres
Union County



QUIGLEY BIG CANE CREEK TRACT
Marion, LA / Union County

SUMMARY

Address

0 North Quigley Rd

City, State Zip

Marion, LA 71260

County

Union County

Type

Hunting Land, Timberland

Latitude / Longitude

32.8669 / -92.3158

Acreage

59

Price

\$186,998

Property Website

<https://compasslandpartners.com/property/quigley-big-cane-creek-tract/union/louisiana/103638/>



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PROPERTY DESCRIPTION

The Quigley Big Cane Creek Tract in Marion, Louisiana, consists of 59-acres in Union Parish, perfect for those seeking a personal hunting retreat or future timber investment. This land promises a blend of natural beauty and recreational potential.

Location

Nestled within the serene landscapes of Union Parish, Louisiana, this remarkable tract is situated in a prime location in Marion. The area is renowned for its natural beauty and peaceful rural setting within approximately 45 minutes of Monroe.

Land and Terrain

Spanning 59 acres, the property boasts a diverse terrain characterized by rich loamy sand soil, ideal for various natural growth and potential cultivation. The land is heavily wooded, providing a natural environment and an attractive landscape. The presence of a creek adds a dynamic water feature that enhances the property's natural appeal and ecological diversity.

Improvements and Infrastructure

This tract presents a blank slate, offering the ultimate freedom to design and construct your desired improvements. Buyers have the unique opportunity to develop infrastructure precisely to their specifications, whether planning for a secluded cabin, a hunting camp, or other recreational facilities.

Water and Utilities

A natural creek provides a reliable water source and contributes to the land's vibrant ecosystem. Regarding utilities, the new owner has the flexibility to explore and install solutions that best suit their specific needs, from well systems to alternative energy sources, allowing for complete customization and self-sufficiency.

Wildlife and Vegetation

The Quigley Big Cane Creek Tract is home to an abundance of wildlife, making it an exceptional destination for nature enthusiasts and hunters alike. The heavily wooded acreage provides ideal habitats for various species, including robust populations of hogs, wild turkey, and whitetail deer. This rich biodiversity ensures a thriving natural environment and exceptional recreational opportunities.

Current and Potential Use

Currently utilized for timber, the tract holds immense potential for recreational pursuits, particularly hunting. Imagine transforming this land into your private recreational sanctuary, a place where outdoor adventures and cherished moments with nature are always within reach.

Access and Easements

Access to this secluded parcel is provided via a dirt road, ensuring privacy and an authentic rural experience. The presence of this established access point allows for convenient entry while maintaining the tranquil character of the property. The exact details regarding any easements can be explored to fully understand the property's accessibility and potential.

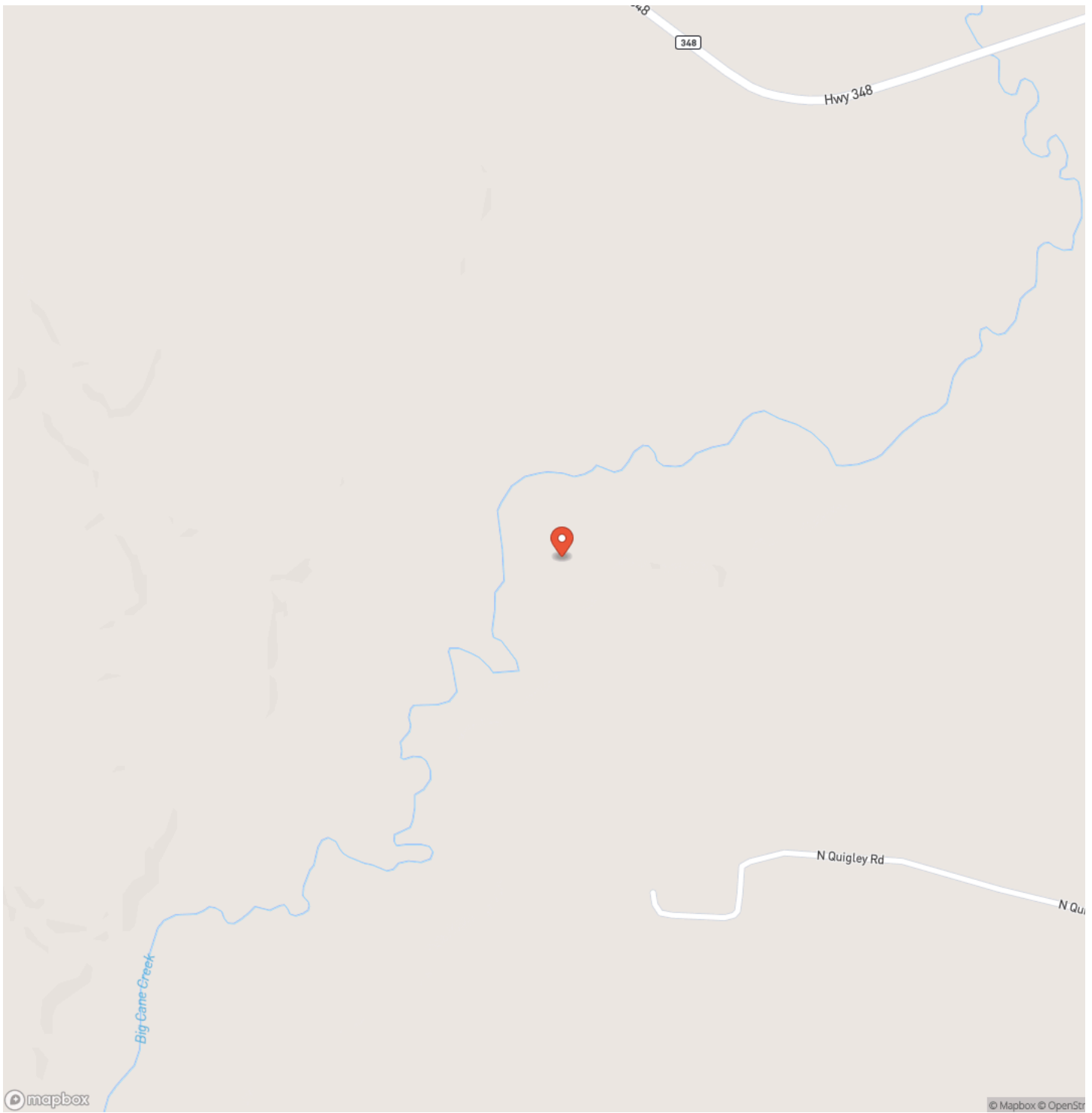
Contact us today to schedule a showing.



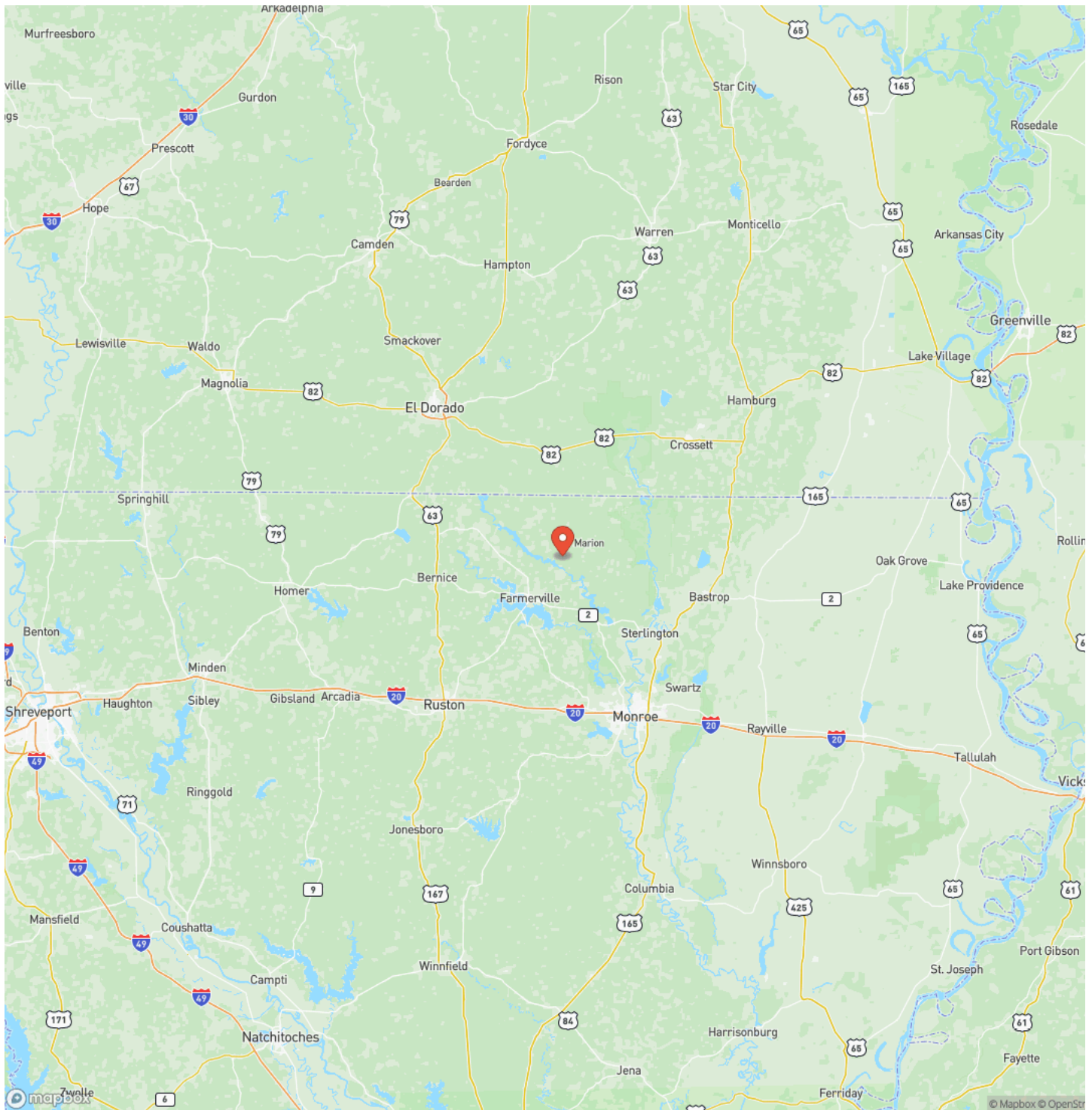
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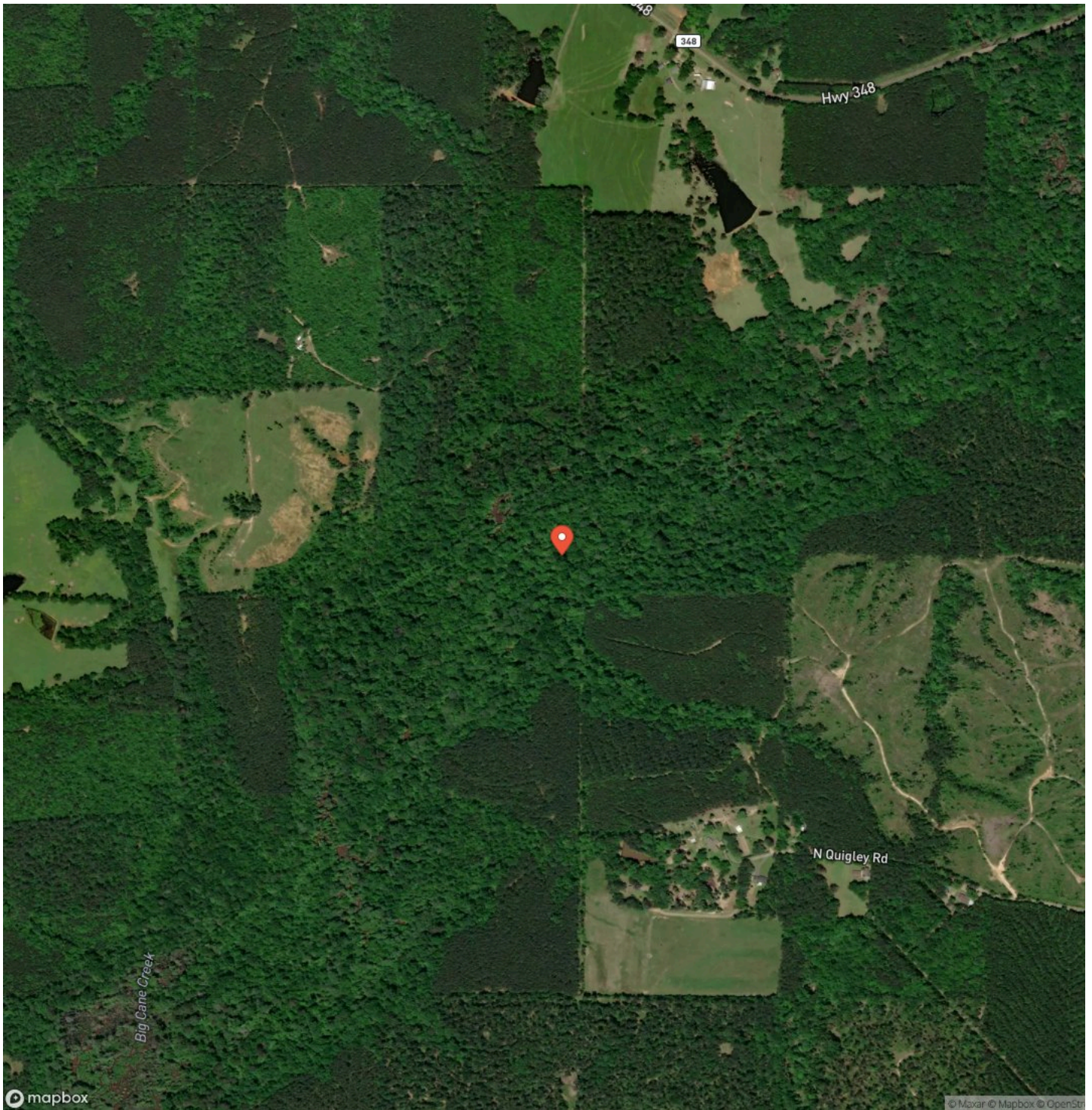
Locator Map



Locator Map



Satellite Map



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

