

BIG CANE CREEK TRACT
0 County Rd Crossroads
Marion, LA 71260

\$239,000
80± Acres
Union County



BIG CANE CREEK TRACT
Marion, LA / Union County

SUMMARY

Address

0 County Rd Crossroads

City, State Zip

Marion, LA 71260

County

Union County

Type

Hunting Land, Timberland

Latitude / Longitude

32.901521 / -92.242082

Acreage

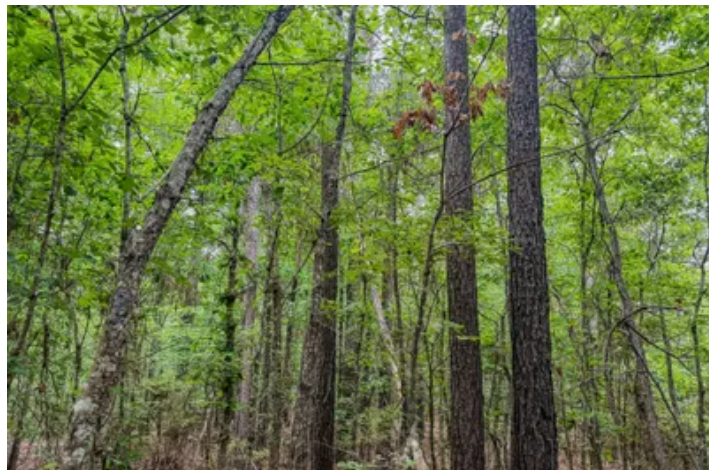
80

Price

\$239,000

Property Website

<https://compasslandpartners.com/property/big-cane-creek-tract-/union/louisiana/103637/>



BIG CANE CREEK TRACT

Marion, LA / Union County

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.

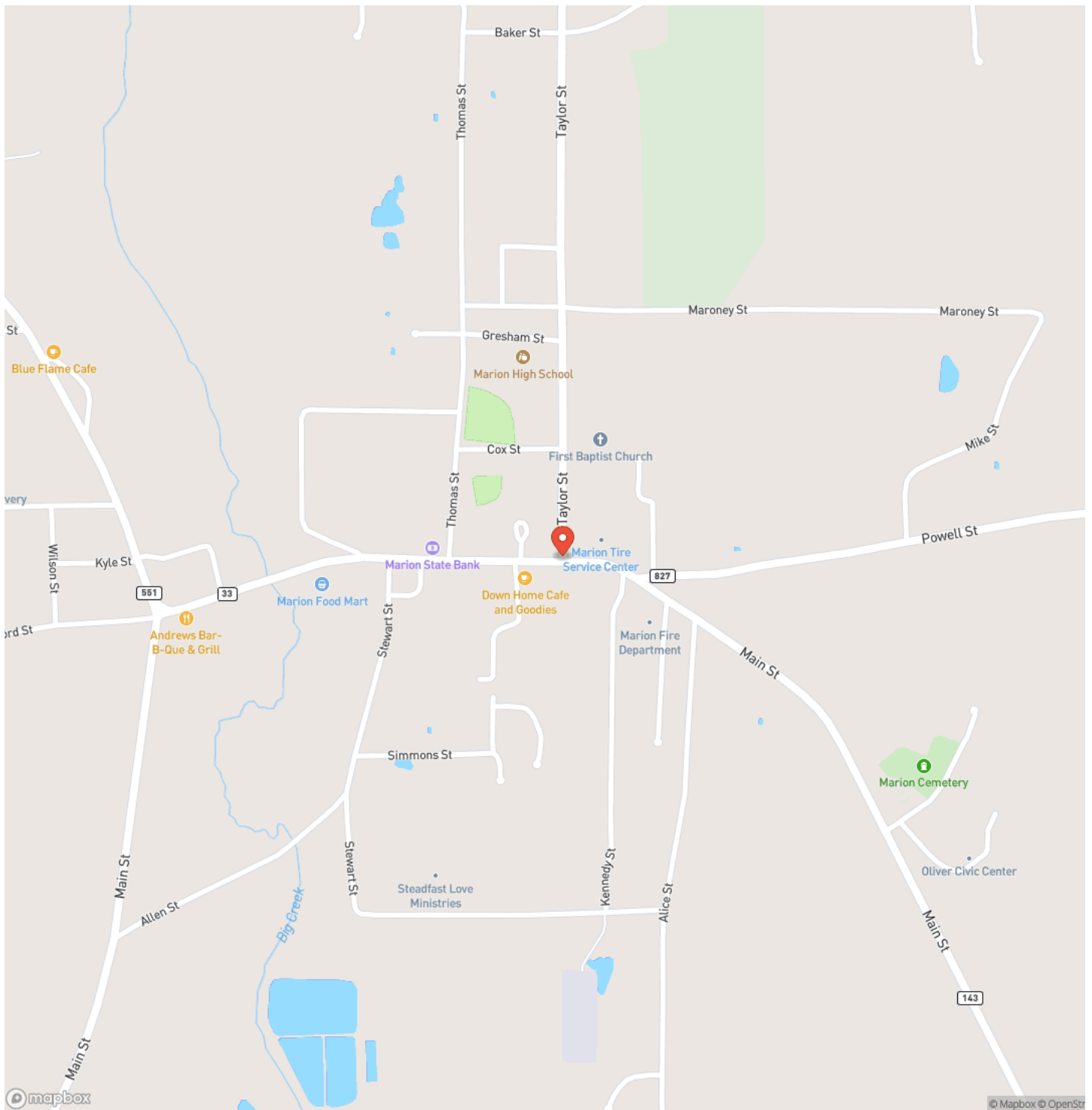
Contact us today to learn more or to schedule a visit to the Big Cane Creek Tract and discover its full potential.



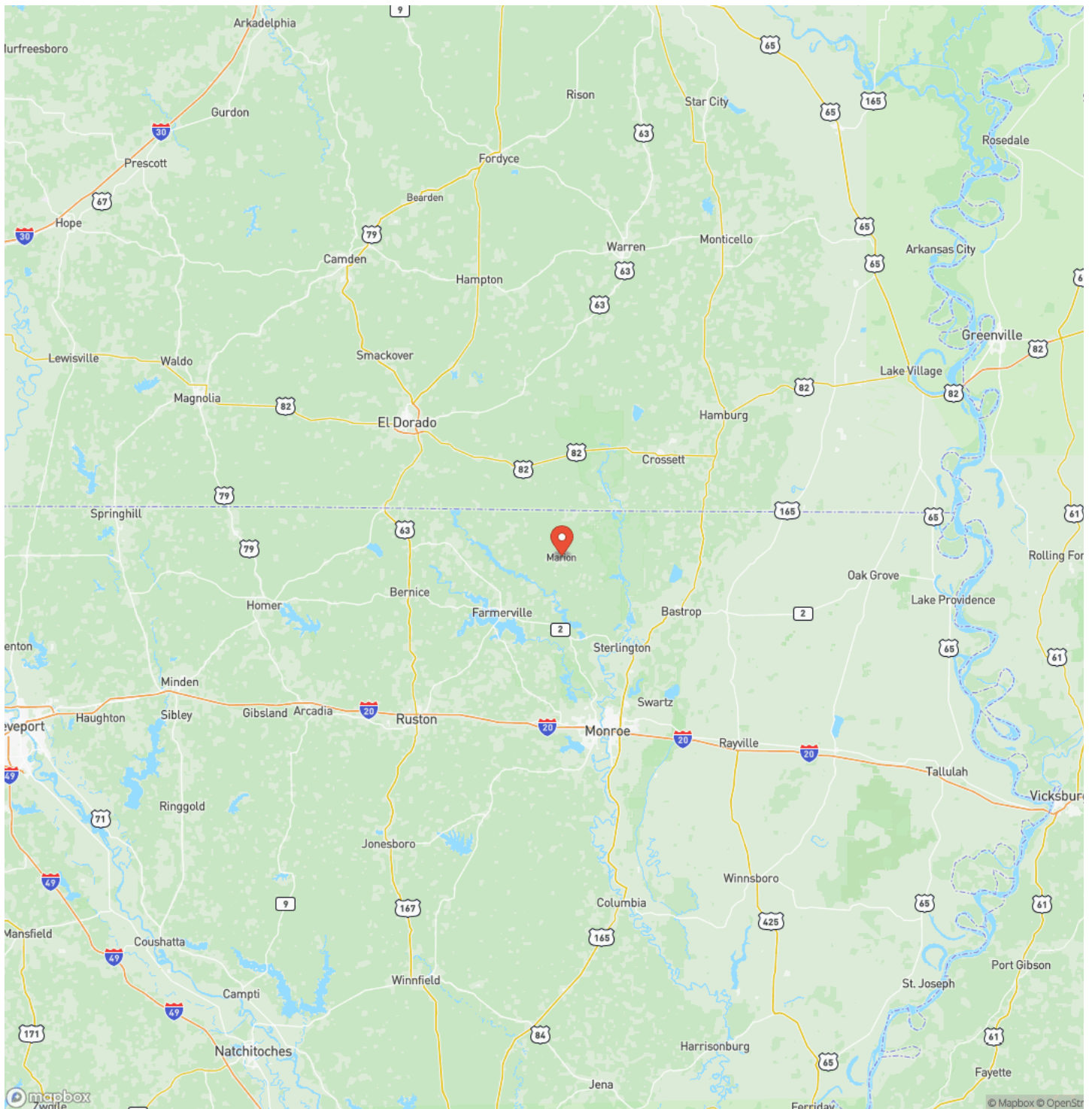
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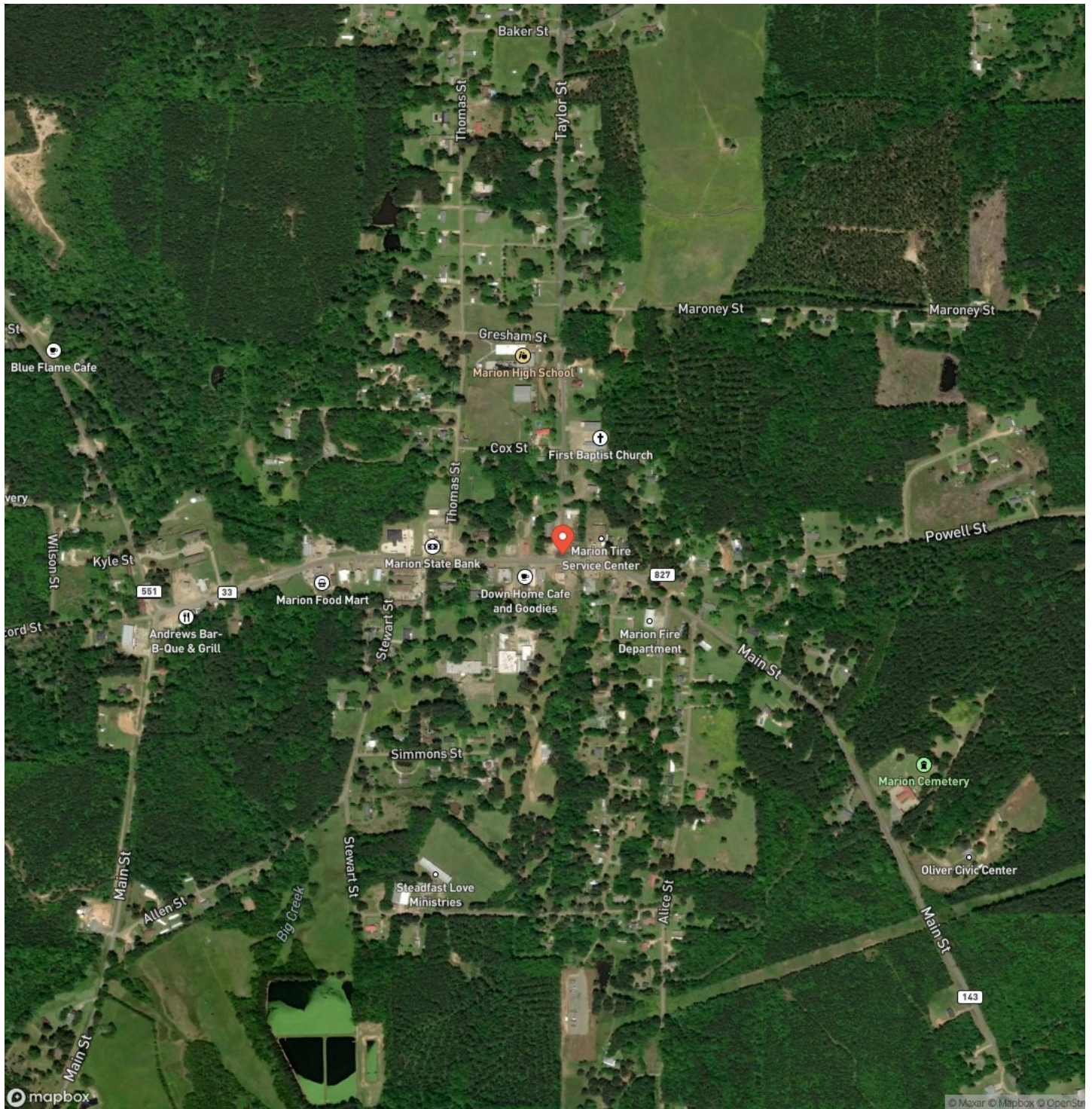
Locator Map



Locator Map



Satellite Map



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