

**ROBERT RAWLS TRACT**  
0 Robert Rawls Loop Tract  
Robeline, LA 71469

**\$181,500**  
40± Acres  
Natchitoches County



**ROBERT RAWLS TRACT**  
**Robeline, LA / Natchitoches County**

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**SUMMARY**

**Address**

0 Robert Rawls Loop Tract

**City, State Zip**

Robeline, LA 71469

**County**

Natchitoches County

**Type**

Timberland

**Latitude / Longitude**

31.744777 / -93.347593

**Acreage**

40

**Price**

\$181,500

**Property Website**

<https://compasslandpartners.com/property/robert-rawls-tract-/natchitoches/louisiana/100035/>



## **ROBERT RAWLS TRACT**

### **Robeline, LA / Natchitoches County**

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#### **PROPERTY DESCRIPTION**

The Robert Rawls Tract is a 40-acre property in Natchitoches Parish, Louisiana, offered at \$181,500. The tract includes approximately 1,300 feet of frontage on Robert Rawls Loop and features a mixture of mature hardwood and a 2006 planted pine plantation. With abundant deer and turkey populations, this is a practical recreational tract.

#### **Location**

The property is located in Natchitoches Parish, Louisiana, approximately 10 minutes from Robeline and about 30 minutes from Natchitoches, providing the new owner a rural setting with quick access to nearby services. Robeline is convenient for day-to-day needs like fuel and basic supplies, while Natchitoches adds access to a larger hub for shopping, dining, medical care, and contractors.

#### **Access**

The tract has approximately 1,300 feet of road frontage on Robert Rawls Loop (gravel road), providing direct access.

#### **Improvements**

The absence of improvements means you can design the tract to meet your goals instead of working around someone else's layout. You have the freedom to choose the best homesite, trail system, food plot locations, and more. Starting with a clean slate reduces upfront maintenance and surprise costs, because there are no older buildings, wells, septic systems, or fences to repair or remove.

#### **Timber**

The timber is composed of a mixture of mature hardwood and a 2006 planted pine plantation. The pines represent income potential and long-term value among a clean, consistent timber stand that is easily navigable and manageable.

The hardwoods not only add visual variety and shade, they also add diversity to your investment since you are not relying on a single timber type.

#### **Wildlife and Recreation**

Deer and turkeys find cover among the pines, which make establishing trails, shooting lanes, and access routes simple. In addition to hunting, the tract is perfect for hiking, trail riding, wildlife observation, photography, and other general recreational activities.

#### **Utilities**

Power adjoins the property, making modern conveniences easily attainable.

#### **Summary**

With gravel road frontage, a mix of hardwood and planted pine timber, adjoining power, and a location within easy driving distance of Robeline and Natchitoches, the Robert Rawls Loop Tract offers a solid recreational and timber opportunity in Natchitoches Parish.

Contact us today to schedule a showing.

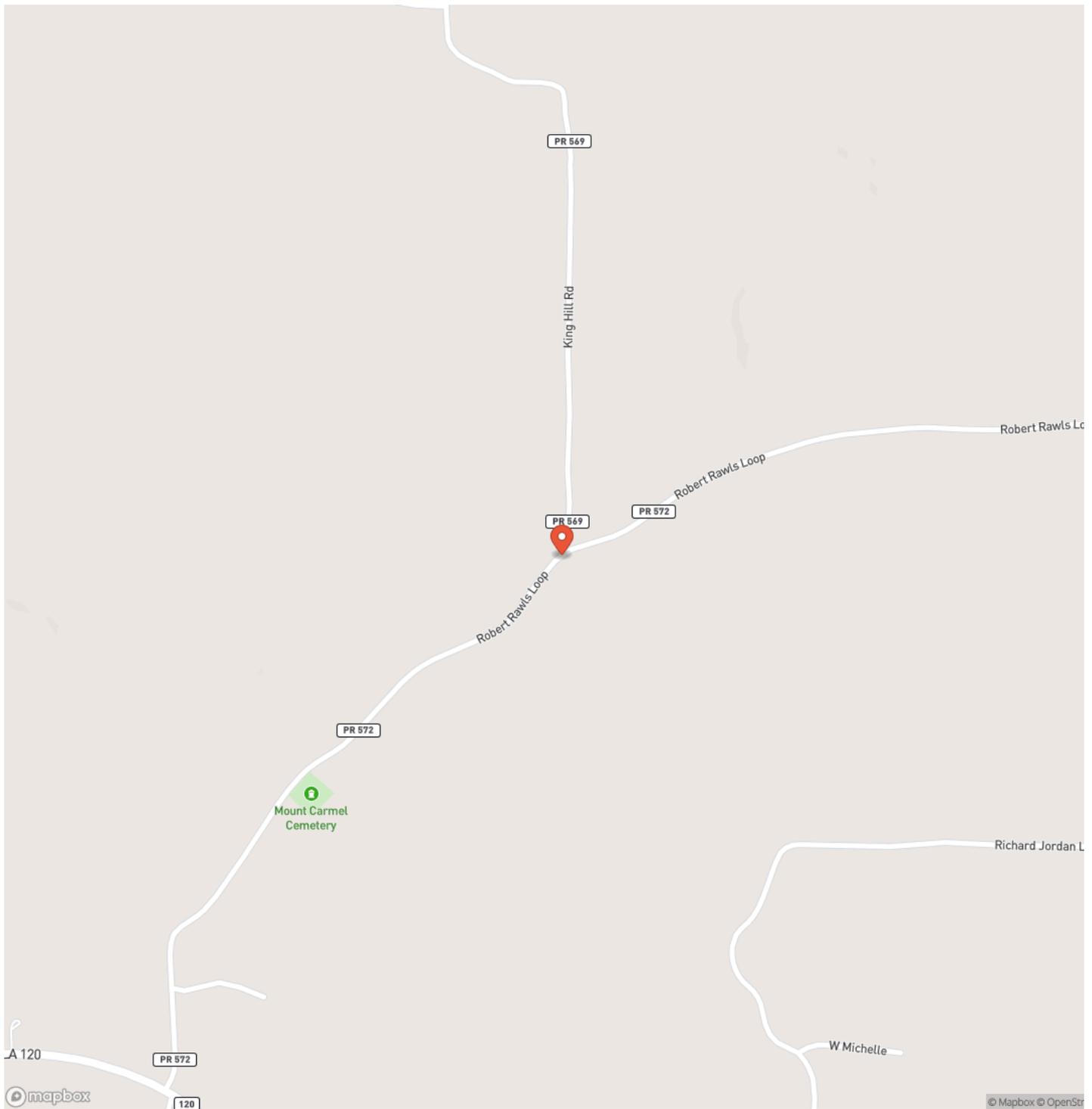


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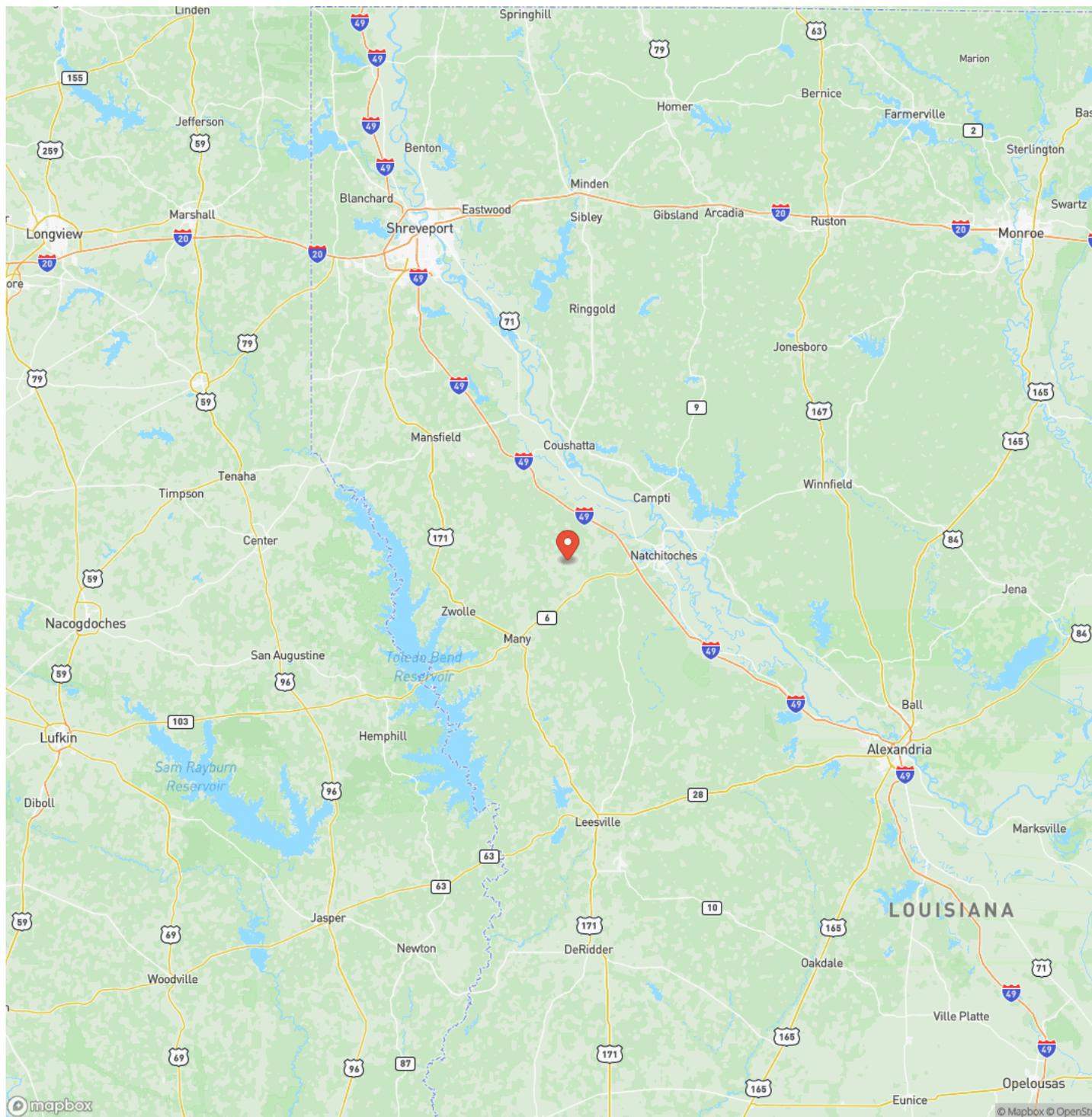
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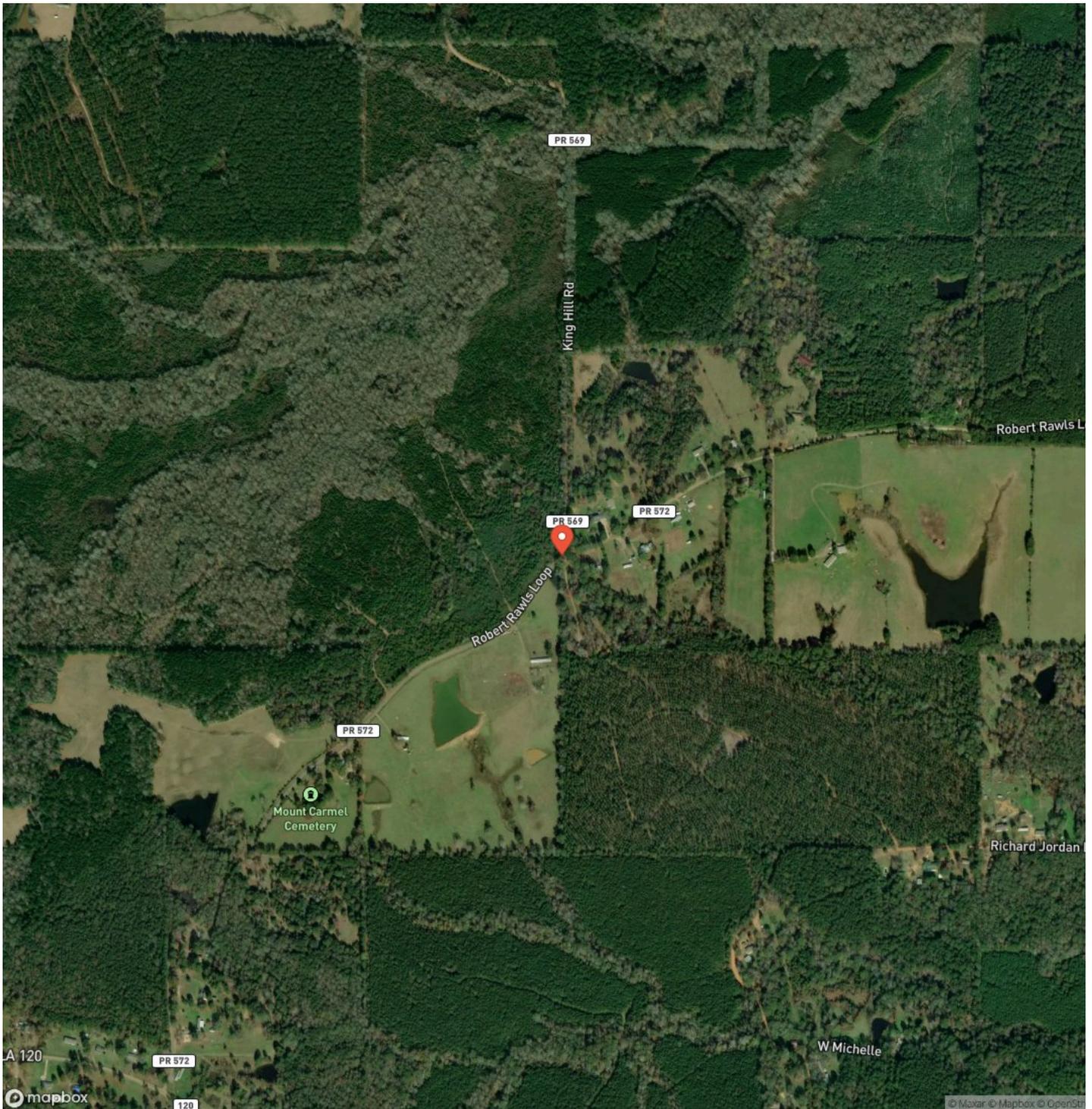
## Locator Map



## Locator Map



## Satellite Map







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