

OLD PLEASANT HILL TRACT
0 Old Pleasant Hill Rd
Zwolle, LA 71486

\$341,990
120± Acres
Sabine County



OLD PLEASANT HILL TRACT
Zwolle, LA / Sabine County

SUMMARY

Address

0 Old PLeasant Hill Rd

City, State Zip

Zwolle, LA 71486

County

Sabine County

Type

Timberland

Latitude / Longitude

31.74745 / -93.592

Acreage

120

Price

\$341,990

Property Website

<https://compasslandpartners.com/property/old-pleasant-hill-tract-sabine-louisiana/99771/>



OLD PLEASANT HILL TRACT

Zwolle, LA / Sabine County

PROPERTY DESCRIPTION

Old Pleasant Hill Tract is a 120-acre property in Sabine Parish, Louisiana. The tract features approximately 4,000 feet of dirt road frontage on Old Pleasant Hill Road and includes an internal road system that supports access throughout the property. The timber consists of a mixture of merchantable and premerchantable pine plantations.

Location

The property is located in Sabine Parish, Louisiana, approximately 20 minutes from Zwolle and about 30 minutes from Many. This location provides convenient access to nearby services and supplies from a peaceful, rural setting.

Access

The tract offers approximately 4,000 feet of frontage on Old Pleasant Hill Road. This extensive road frontage supports flexible entry points and improves day-to-day usability for land management.

Improvements

An internal road system is already in place, reducing the time and cost needed to enjoy the property right away. In addition, it supports timber management, hunting access, and future trail improvements.

Timber

The timber consists of a mixture of merchantable and premerchantable pine plantation. The merchantable component provides immediate income potential, while the premerchantable pine provides future investment growth.

Wildlife and Recreation

With abundant deer and turkey populations, the acreage and road systems support hunting, scouting, and general recreation, and the internal roads provide convenient to access all areas of the tract.

Utilities

Power is available to support future building plans, improved security and lighting, and other projects without relying only on generators.

Summary

Old Pleasant Hill Tract offers 120 acres with extensive road frontage, internal access, and a timber profile that includes both current and future income potential. With convenient driving distance to Zwolle and Many, available power, and consistent wildlife activity, the tract is a practical option for recreation and timber ownership in Sabine Parish.

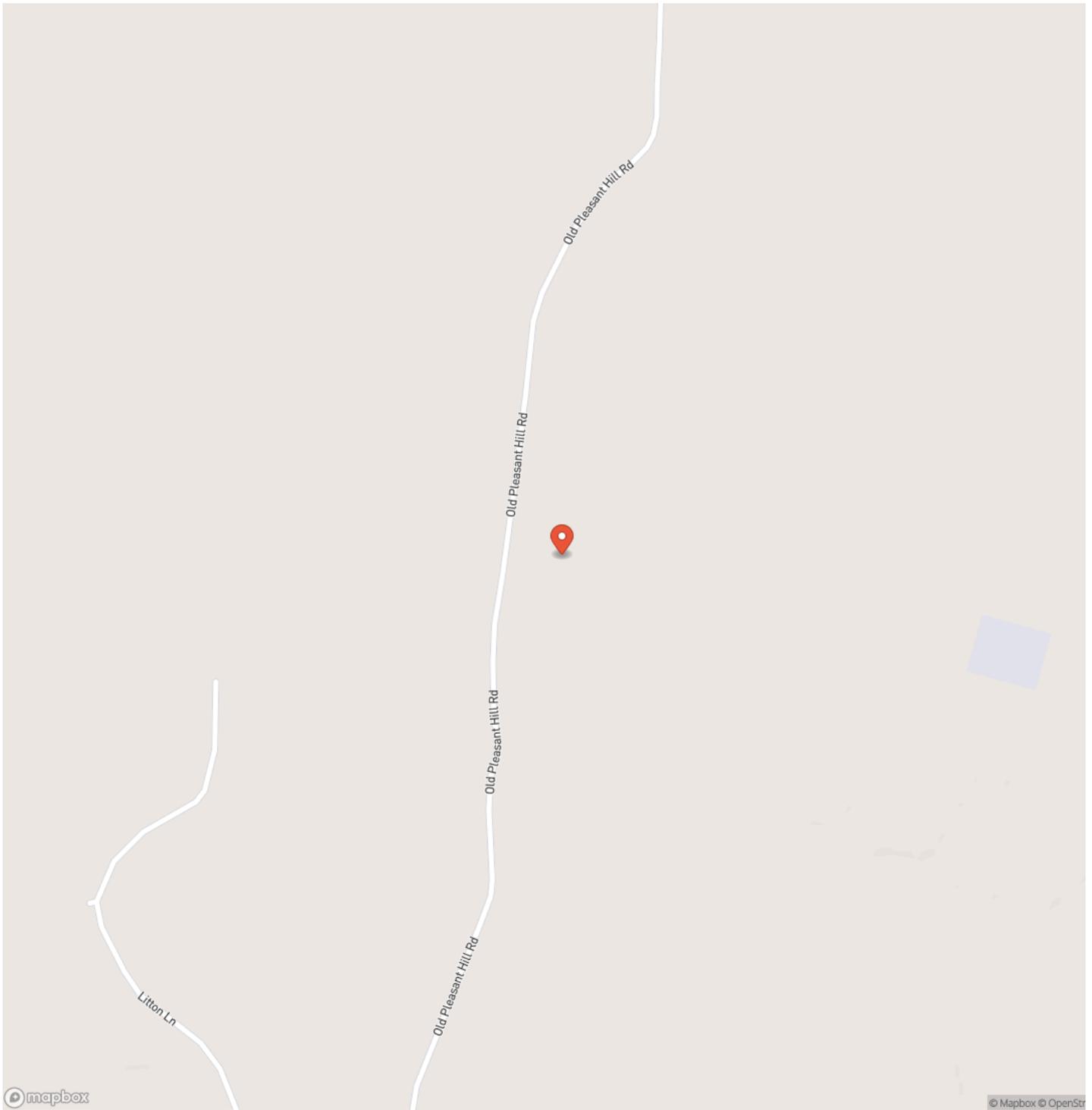
Contact us today to schedule a showing.



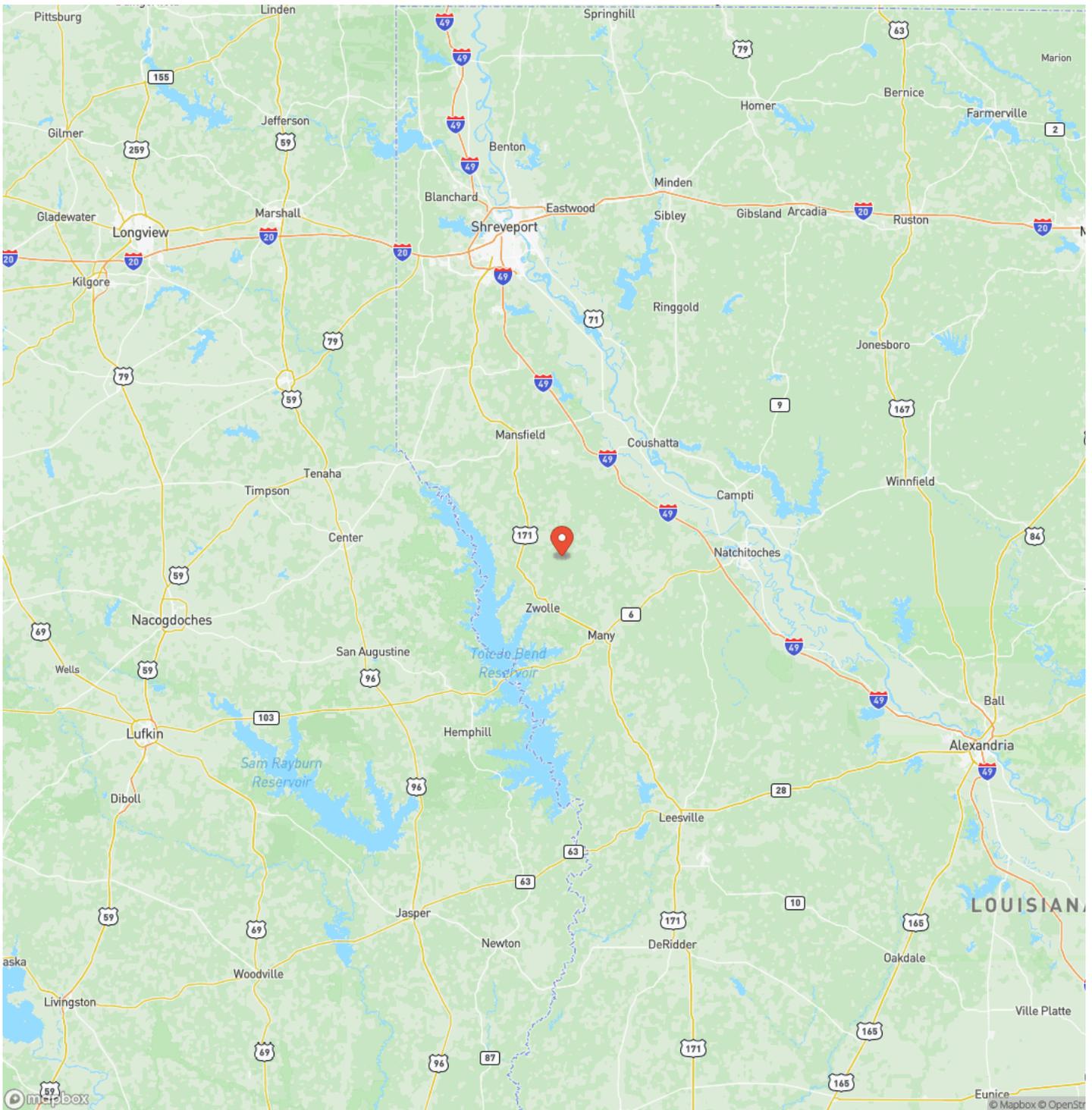
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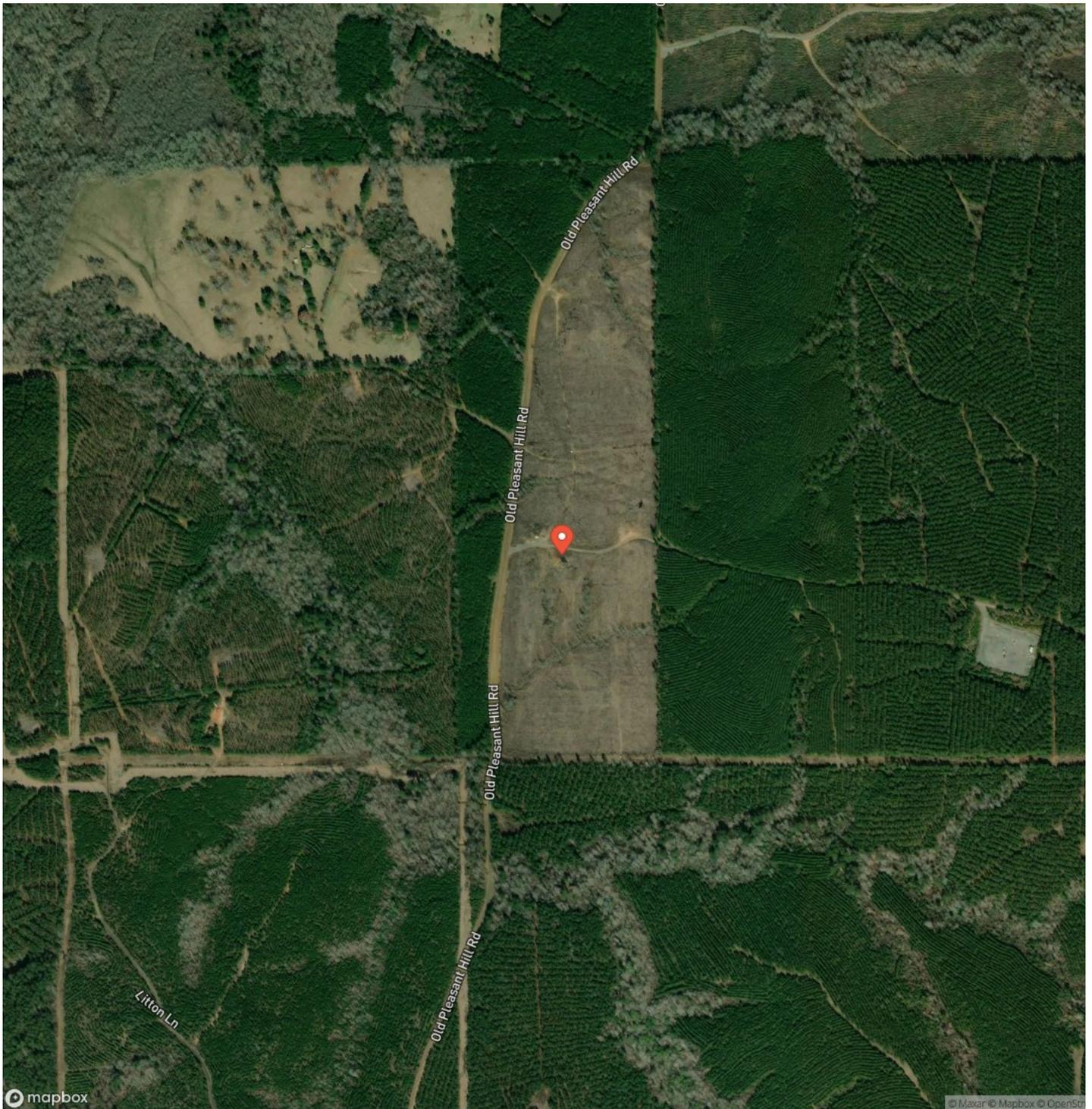
Locator Map



Locator Map



Satellite Map



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