



**40.6± ACRES**  
**BIENVILLE PARISH, LA**  
**\$200,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (769) 888-2522

# THE BIENVILLE 40.6

## PROPERTY PROFILE

### LOCATION:

- Bienville Parish, LA
- South of Arcadia
- Road Frontage on HWY 9

### COORDINATES:

- 32.49669, -92.94823

### PROPERTY USE:

- Homesite Potential
- Hunting
- Flowing Creek

### PROPERTY INFORMATION:

- 40.6± Acres
- Utilities Nearby
- Mineral Rights: Reserved
- Recently Thinned Timber
- Flowing Creek

### TAX INFORMATION:

2023 - \$88.75

- Parcel: 0200048405



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**HEATH EUBANKS**

LAND SPECIALIST

C: 318-608-7848

O: 769-888-2522

[heath@smalltownproperties.com](mailto:heath@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE BIENVILLE 40.6

**WELCOME TO THE BIENVILLE 40.6, SITUATED SOUTH OF ARCADIA, LOUISIANA.** This 40.6+/- acre timber tract would make for a great homesite. A recent timber thinning opened up the canopy to allow the remaining stand of timber to fully mature. Although some of the timber has been harvested, a heavy stand of pine still remains. The recent harvest will allow ample sunlight to reach the forest floor providing good deer and turkey habitat in the future. A steady, flowing creek runs through the center of the property providing a constant water source for wildlife. The property offers frontage on Highway 9 making it a great opportunity for a rural homesite where you can enjoy the wildlife right from your doorstep!

**To schedule a private tour, call Heath Eubanks today.**



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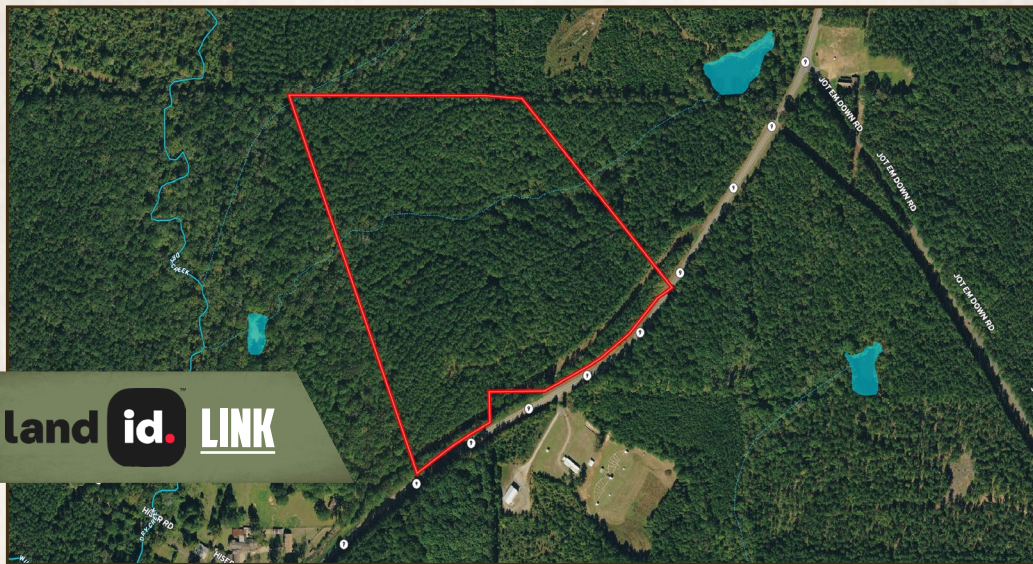
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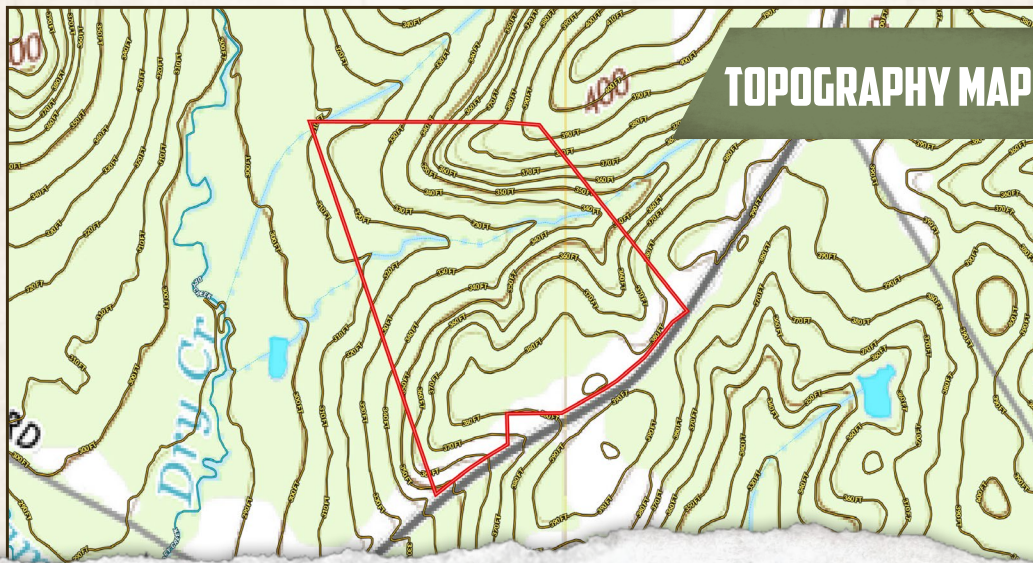
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land id. LINK



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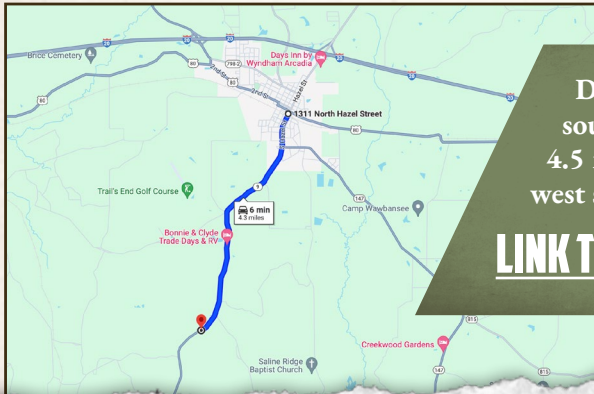
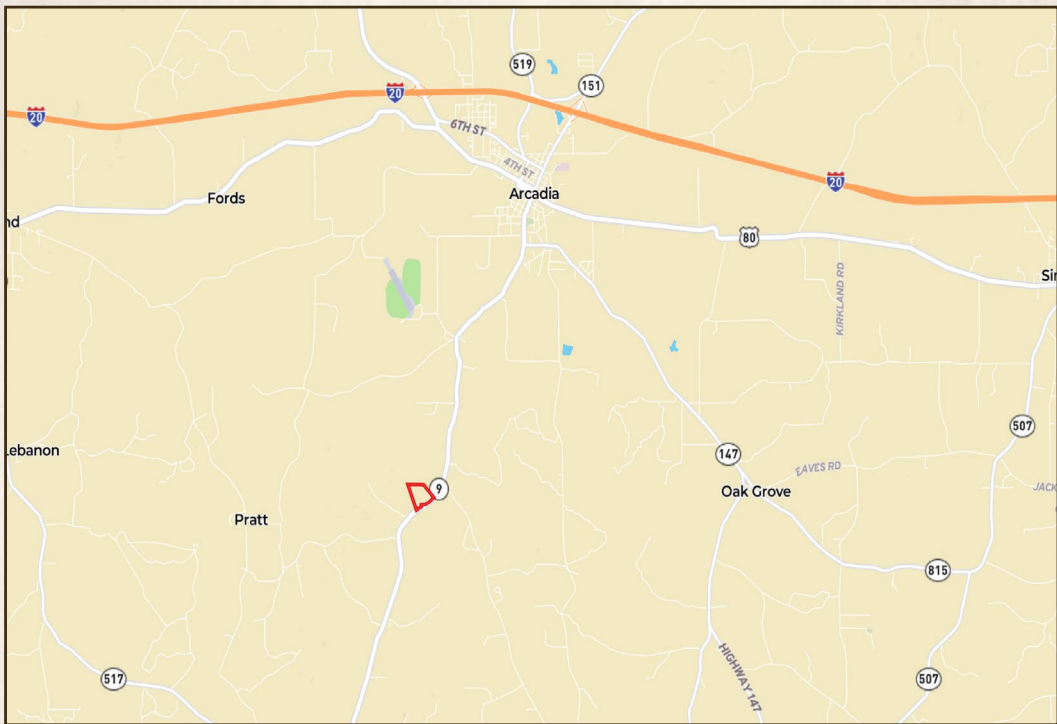
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Directions From Arcadia: Travel south on HWY 9 for approximately 4.5 miles. The property will be on the west side of HWY 9.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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