



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

**15.5± ACRES**  
**UNION PARISH, LA**  
**\$70,000**

OFFICE (318) 974-8185 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



# THE UNION 15.5

## PROPERTY PROFILE

### LOCATION:

- Bernice, LA 71222
- Union Parish
- 8.4± Miles N of Dubach
- 17.7± Miles W of Farmerville
- 21.5± Miles N of Ruston

### COORDINATES:

- 32.8087, -92.65382

### TAX INFORMATION:

- Parcel: 4044039805

### PROPERTY USE:

- Potential Home Sites
- Investment
- Fishing
- Recreation

### PROPERTY INFORMATION:

- 15.5± Total Acres
- 3± Acre Home Site
- 1.5± Acre Pond
- Road Frontage on 3 Sides
- Old Growth Pine/Hardwood Mix
- Rolling Terrain
- Utilities Nearby



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**HEATH EUBANKS**

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE UNION 15.5

**DISCOVER THE POTENTIAL OF THE UNION 15.5!** Situated in Bernice, Louisiana, approximately 21 miles north of Ruston, is a beautiful 15.5± acre parcel offering a world of uses. The Union Parish acreage offers road frontage on Roberson Street, Evans Street, and Louisiana Avenue, making access most convenient whether you plan to build a home, a family retreat, or divide the land for multiple homesites. An established 1.5± acre pond is perfect for fishing or just sitting back and enjoying the view. Nearly three acres are clear and will make a great spot for a house, while the rest of the property is covered in a mix of old-growth pine and hardwoods, giving you a private, quiet homeplace. The rolling terrain gives the land some character, and with utilities available, you can start building soon! Whether you're interested in a place to settle down, room to spread out, or even an investment opportunity, the Union 15.5 has plenty to offer.

**Call Heath Eubanks today to schedule a private tour and explore the possibilities!**

*NOTE: The seller may consider dividing.*



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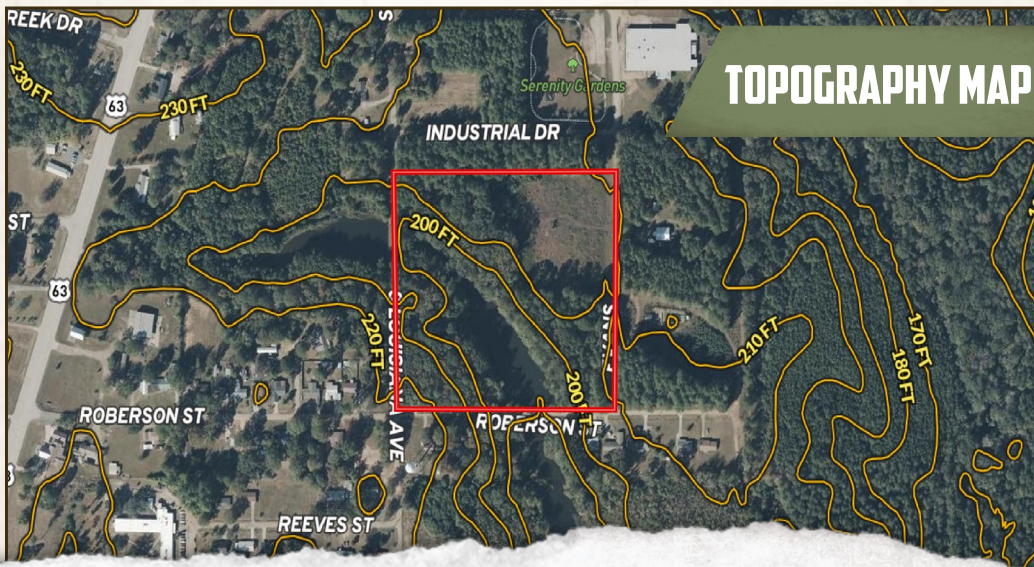


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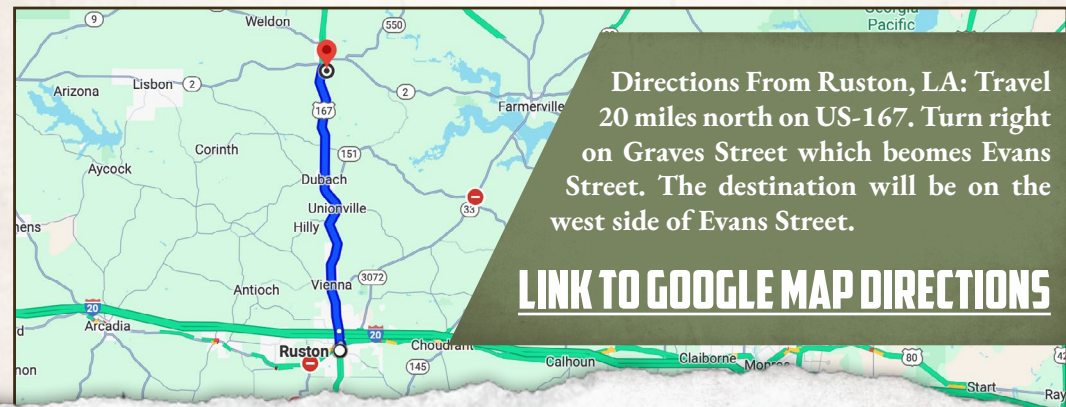
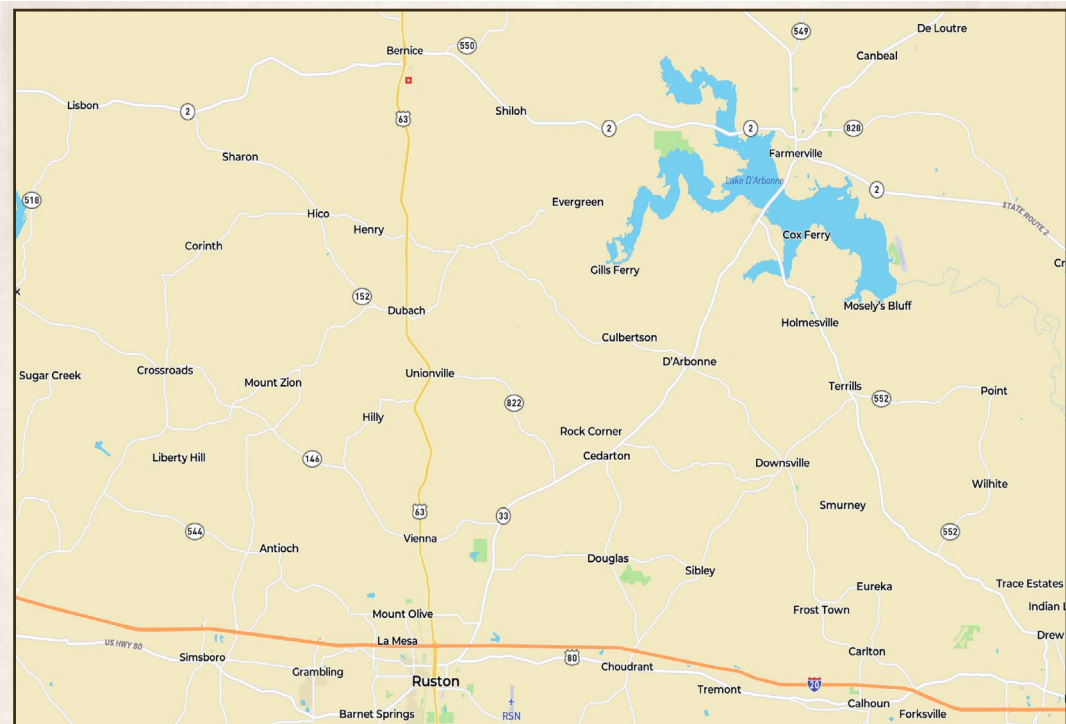
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Directions From Ruston, LA: Travel 20 miles north on US-167. Turn right on Graves Street which beomes Evans Street. The destination will be on the west side of Evans Street.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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