



**80± ACRES**  
**CLAIBORNE PARISH, LA**  
**\$192,000**



**SMALLTOWN**

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

**OFFICE (318) 974-8185**

# THE CLAIBORNE 80

## PROPERTY PROFILE

### LOCATION:

- Off Hebron Road  
Lisbon, LA 71040
- Claiborne Parish
- 13.3± Miles W of Bernice
- 27.6± Miles NW of Ruston

### COORDINATES:

- 32.82338, -92.78136

### PROPERTY USE:

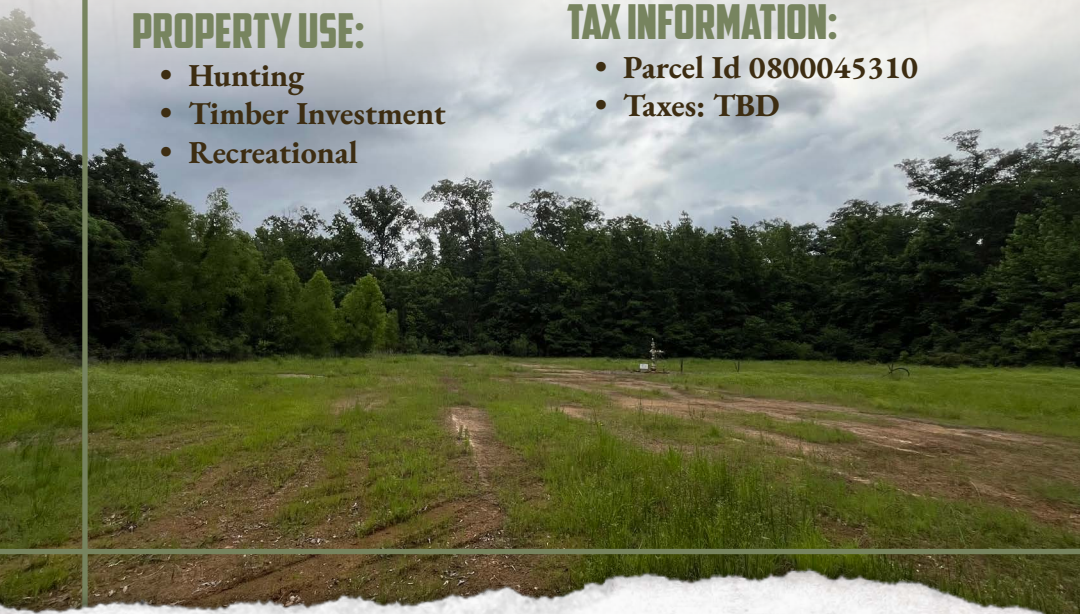
- Hunting
- Timber Investment
- Recreational

### PROPERTY INFORMATION:

- 80± Acres
- No Deeded Access  
(Access is Historical)
- Hardwood Timber
- Mineral Rights Reserved
- Wildlife

### TAX INFORMATION:

- Parcel Id 0800045310
- Taxes: TBD



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**HEATH EUBANKS**

SPONSORING BROKER

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O: 318-974-8185

[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 CLAIBORNE 80

**WELCOME TO THE CLAIBORNE 80 IN THE WOODS OF LISBON, LOUISIANA.** This 80± acre tract has a lot to offer for the outdoorsman. The Claiborne Parish property is situated in the rich Middle Fork Creek bottoms, covered in mature hardwood timber. It will make a fine timber investment as well as providing some excellent deer and turkey habitat. You'll find no shortage of deer and turkey roaming these woods; the possibilities are endless for the ways you can set it up to suit your needs. From food plots to stand locations, the Claiborne 80 is an open slate for the outdoorsman.

Access comes through some old oil and gas lease roads—nothing formal or deeded, but the roads are well maintained enough that you can drive a pickup all the way to the property if needed. There's already a decent internal road system in place, and with just a little work, you could have it running as smoothly as can be. Whether you're looking for a place to manage for wildlife, have a timber investment, or a nice spot to bring the family hunting, you may want to give this one a look.

**Contact Heath Eubanks for more  
information and to schedule a viewing.**



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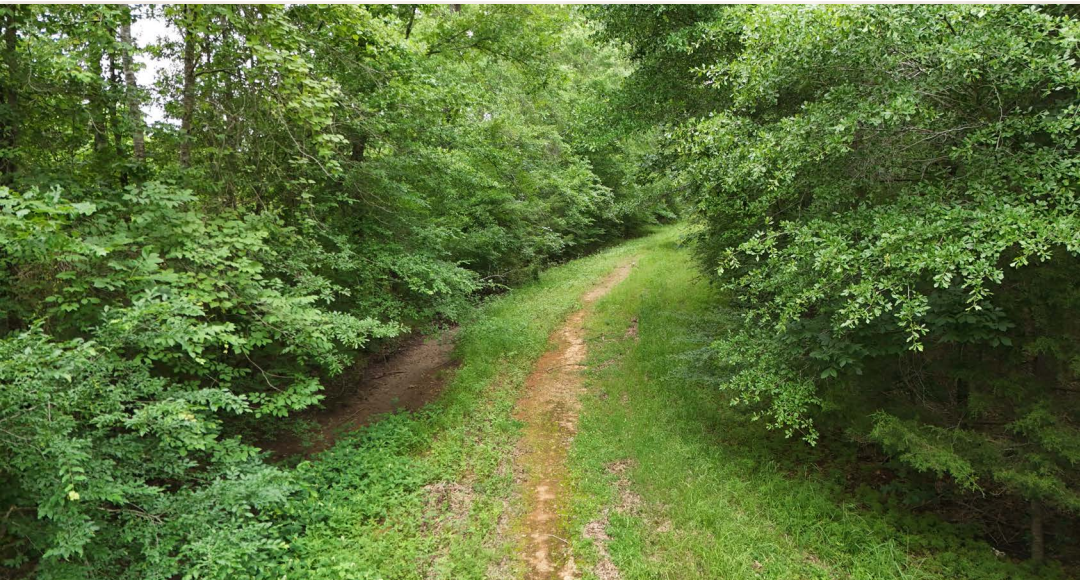
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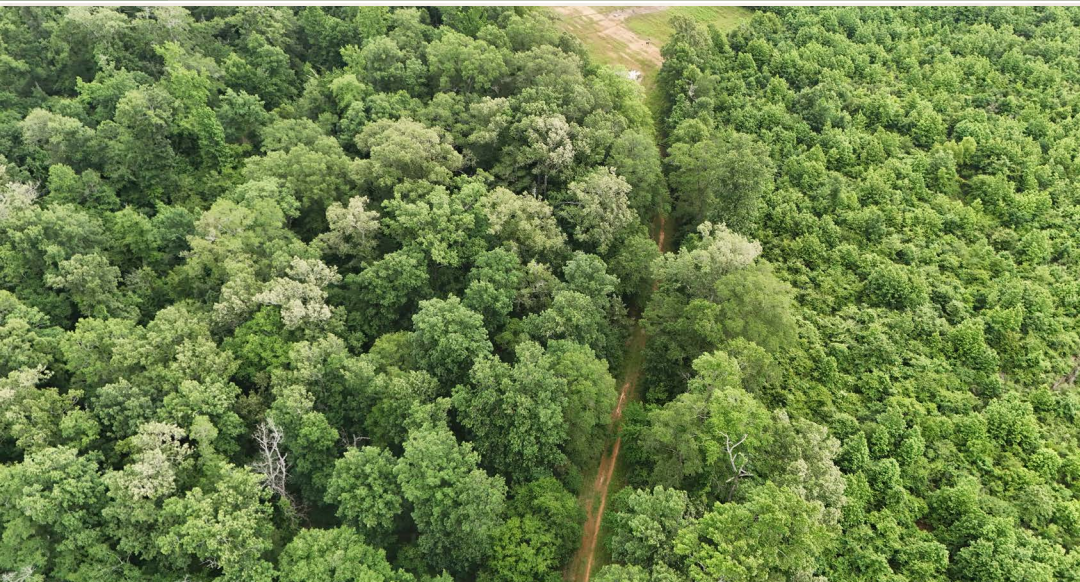
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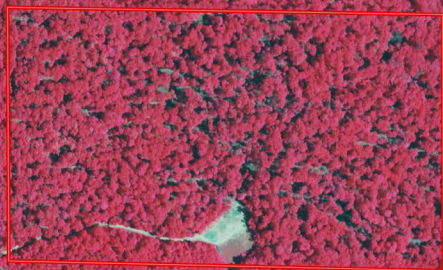
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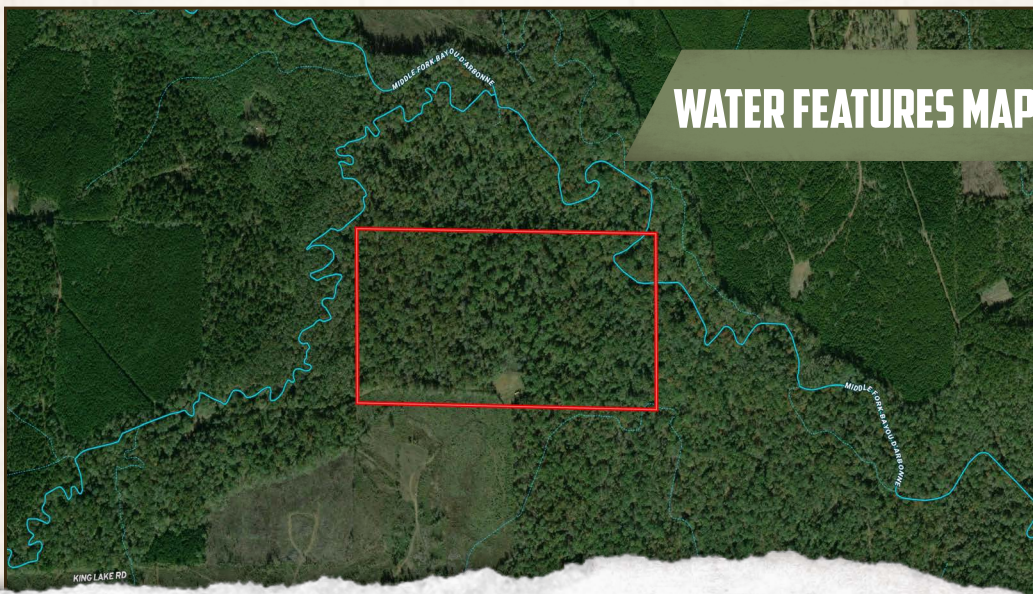
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## INFRARED MAP

## WATER FEATURES MAP



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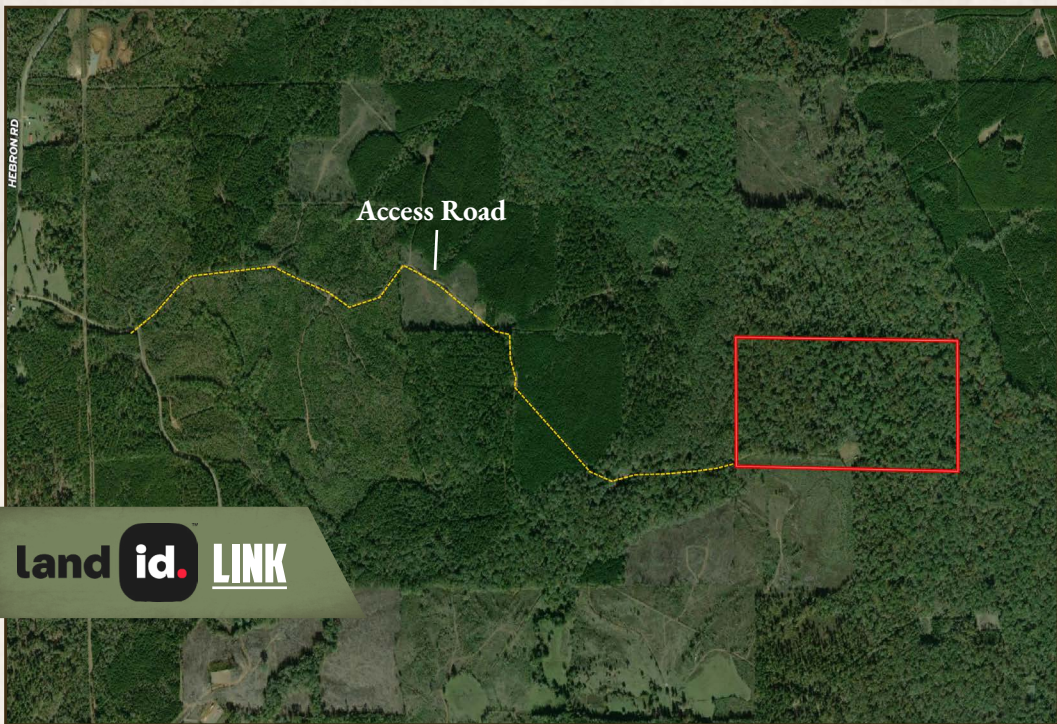
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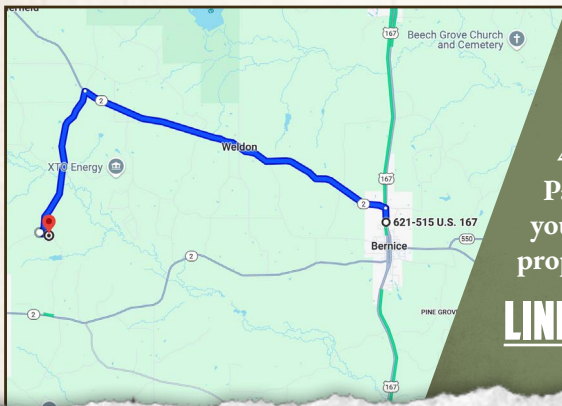
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land **id.** LINK



Directions From Bernice, LA: Travel 8.5 miles west on LA 2 ALT. Turn left onto Hebron Road and continue 4 miles. Turn left onto Hebron Road/Par Rd 231. At the end of Par Rd 231 you will take oil and gas lease roads to the property.

**LINK TO GOOGLE MAP DIRECTIONS**



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