

24± ACRES
CLAIBORNE PARISH, LA
\$37,365



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (318) 974-8185

THE CLAIBORNE 24

PROPERTY PROFILE

LOCATION:

- Off West State Line Road Haynesville, LA 71038
- Access Via a Logging Road
- Claiborne Parish
- 11± Miles W of Junction City
- 23± Miles N of Homer
- 24± Miles N of Bernice
- 45± Miles N of Ruston

COORDINATES:

- 33.01059, -92.86826

TAX INFORMATION:

- Taxes: TBD
- Parcel ID: 0100036461

PROPERTY USE:

- Timber Investment
- Deer & Turkey Hunting
- Recreational

PROPERTY INFORMATION:

- 24± Acres
- 20± Year-Old Pine Plantation
- No Deeded Access
- Access Via a Logging Road



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HEATH EUBANKS

SPONSORING BROKER

C: 318-608-7848

O: 318-974-8185

heath@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CLAIBORNE 24

SITUATED JUST WEST OF JUNCTION CITY, LOUISIANA, IS A 24± ACRE TRACT THAT OFFERS AN OUTSTANDING BLEND OF RECREATIONAL AND INVESTMENT POTENTIAL. While the tract does not have deeded legal access, a short logging road off West State Line Road is used. The Claiborne Parish property consists primarily of a 20± year-old pine plantation due for a thinning, with a nice mix of hardwoods scattered along a small creek bottom. The property provides excellent wildlife habitat, and during a recent visit, I came across several deer and turkey tracks—clear signs that this place holds game! An added bonus is that the property is backed by thousands of acres of timberland and wildlife habitat.

Whether you're looking for a small timber investment, a secluded hunting spot, or just a quiet piece of land to call your own, this property checks many boxes.

To schedule a personal tour of a rural retreat offering long-term potential, call Heath Eubanks today!



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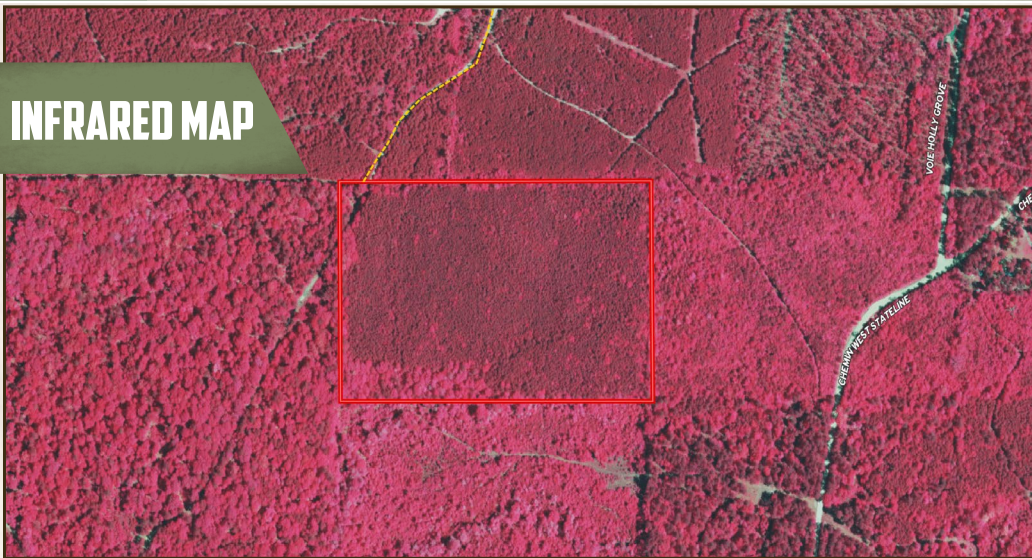
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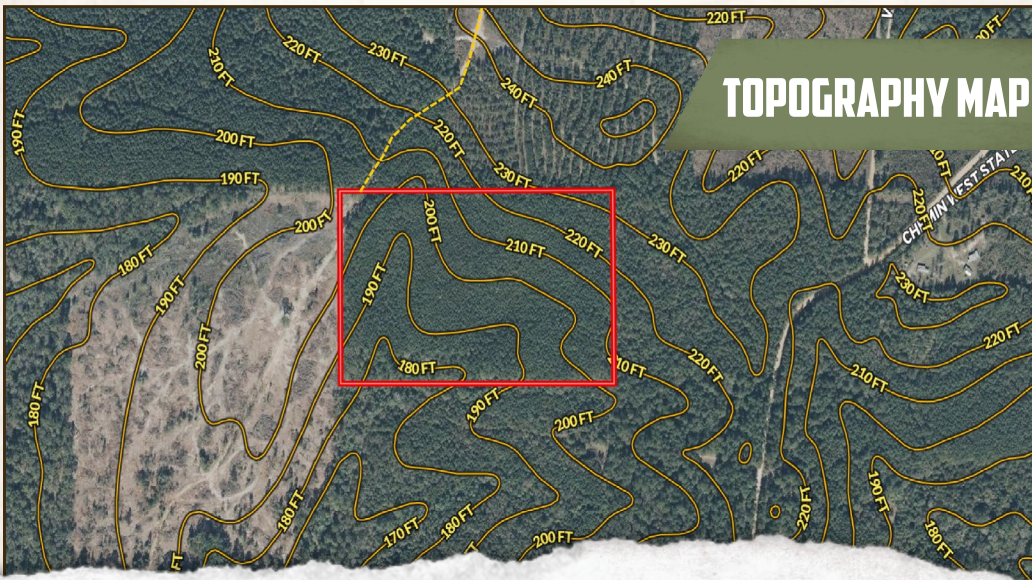
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CLAIBORNE PARISH, LOUISIANA

INFRARED MAP



TOPOGRAPHY MAP



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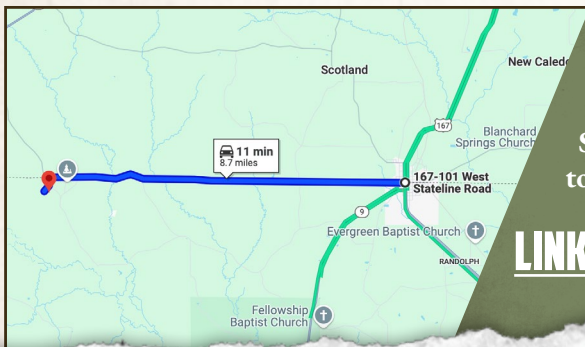
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CLAIBORNE PARISH, LOUISIANA

land id. LINK

Access Road



Directions From Junction City, LA: Travel 8.5 miles west on West Stateline Road. Take a logging road to the property south of the highway.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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