



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



45± ACRES WITH A BARNDOMINIUM
UNION PARISH, LA
\$1,550,000



Private Island on Lake D'Arbonne

OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

LOCATION:

- 9271 Highway 2
Farmerville, LA 71241
- Union Parish
- 3± Miles W of Farmerville
- 26± Miles NE of Ruston
- 30± Miles NW of West Monroe
- 93± Miles NE of Shreveport
- 150± Miles NW of Jackson, MS

COORDINATES:

- 32.77965, -92.44645

PROPERTY USE:

- Fishing
- Recreational
- Private Homestead
- Private Lake Retreat
- Potential Family Compound

PROPERTY INFORMATION:

- 45± Total Acres
- 25± Acres of Wetlands
- 1± Mile of Water Frontage
- 20± Acres of Usable Ground
- 4,500± SqFt 2-Story
Barndominium
 - 3,500± SqFt Heated & Cooled
 - 1,500± SqFt Indoor Gym
 - 5 Bedrooms/3 Bathrooms
 - Situated on an Elevated Pad
- Additional Elevated
& Cleared Build Site
- Heavily Wooded Pine
- Upland Hardwoods

TAX INFORMATION:

- Parcel: 0010211210



WELCOME TO THE UNION 45

INTRODUCING THE UNION 45 IN FARMERVILLE, LOUISIANA. RARELY DOES A PROPERTY LIKE THIS COME AVAILABLE ON LAKE D'ARBONNE. This 45± acre island in Union Parish offers a unique combination of privacy, recreation, and improvements, including a 4,500± square foot barndominium with approximately 3,500 square feet of heated and cooled space. The barndominium features five bedrooms and three full bathrooms, providing plenty of room for family and guests.

The barndominium is designed for both entertaining and recreation, with approximately 1,500 square feet of space dedicated to a gym with an indoor basketball court. The remaining space offers plenty of room for living, entertaining, guests, and relaxing at the lake. The barndominium is situated on an elevated pad, adding to the overall functionality of the Union 45.



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com



JOSH BECKHAM | LAND SPECIALIST
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Information is believed to be accurate but not guaranteed.

MORE ABOUT THE UNION 45

There is also an existing dirt pad on the property that could provide an additional homesite for a future owner looking to build a permanent residence. The pad is elevated and offers an opportunity for an additional residence while keeping the existing barndominium available for guests, recreation, or other uses. Any future construction or development would be subject to applicable permits, regulations, and site requirements.

Of the total 45± acres, 20± acres consist of more usable ground, with the remainder consisting largely of wetland areas. The Union 45 offers plenty of room to enjoy the outdoors while maintaining the privacy that comes with owning a large tract on the lake. With Lake D'Arbonne surrounding the property, boating, fishing, swimming, kayaking, and other water activities are right at your doorstep. The acreage also provides room for outdoor gatherings, recreation, trails, and other improvements.



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The Union 45 would make an exceptional family retreat, lake compound, or private getaway. The combination of the existing five-bedroom, three-bathroom barndominium, indoor basketball court, elevated homesite, additional building pad, and substantial acreage gives the next owner plenty of options.

More than just a lake property, the Union 45 is the type of place that could become a legacy property, somewhere family and friends can gather, spend time on the lake, and make memories for years to come. With the existing improvements and room to create your own vision, the possibilities are hard to find in a property of this kind.

Call Heath Eubanks or Josh Beckham today to schedule a private showing and experience #TheSmallTownWay!

Disclaimer: The property is to be shown by scheduled appointment only with approved proof of funds or financing.



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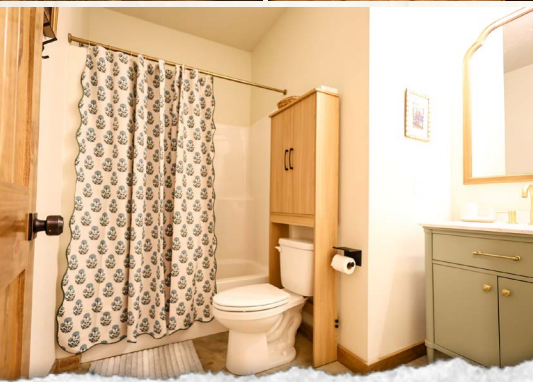
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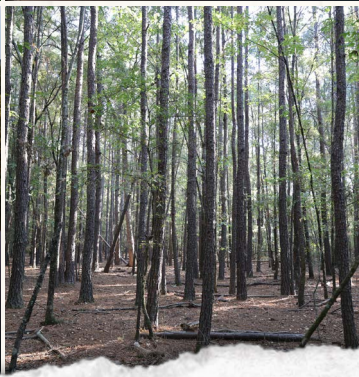
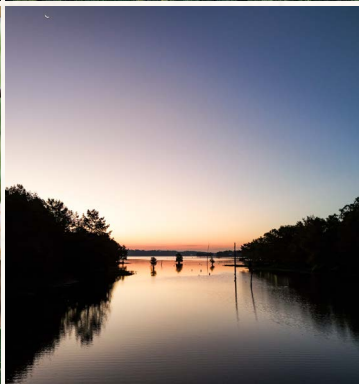
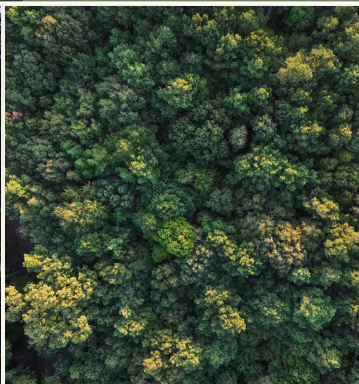
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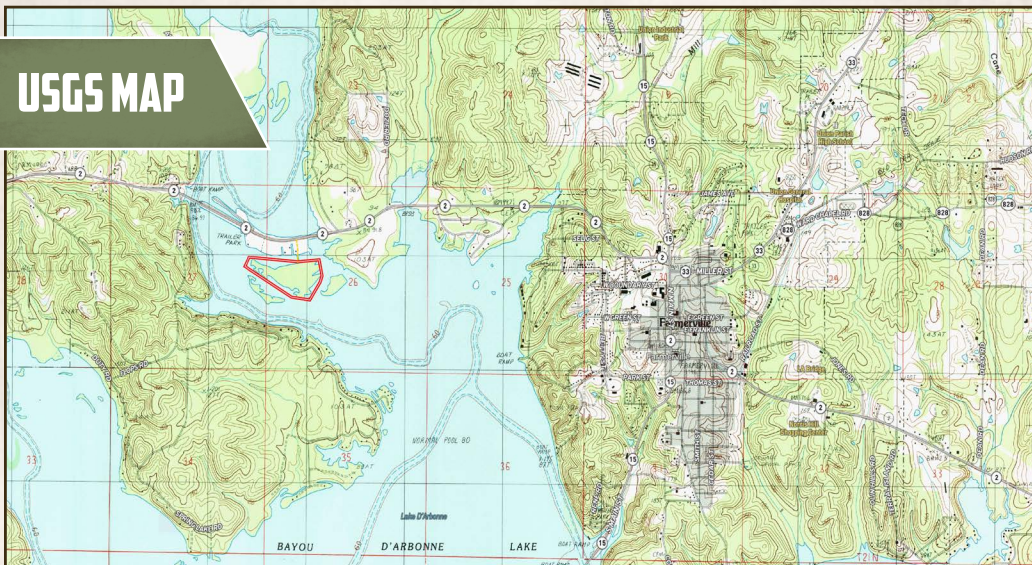
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USGS MAP



TOPOGRAPHY MAP



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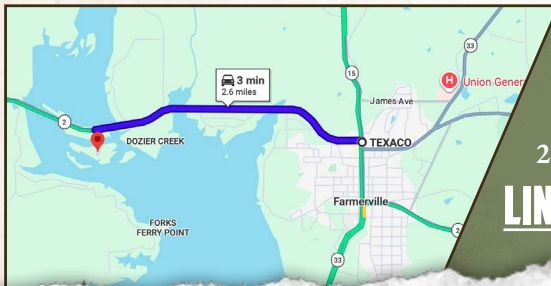
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land id. LINK



Directions From the Intersection of
LA-15 & Bernice Highway/LA-2 in
Farmerville, LA: Travel west on LA-2 for
2.5 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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