



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

120± ACRES
CLAIBORNE PARISH, LA
\$300,000

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

THE CLAIBORNE 120

PROPERTY PROFILE

LOCATION:

- Nick Creek Road
Bernice, LA 71222
- Claiborne Parish
- 7± Miles W of Bernice
- 20± Miles W of Homer
- 26± Miles N of Ruston

COORDINATES:

- 32.83352, -92.7491

PROPERTY USE:

- Hunting
- Potential Home/Cabin Site
- Recreational

PROPERTY INFORMATION:

- 120± Acres
- Mineral Rights Reserved
- Thinned Pine & Hardwood Mix
- Road Frontage
- Creek Bottoms
- Internal Roads
- Food Plots

TAX INFORMATION:

- Parcel ID: 0100012300
- Parcel ID: 0100012305
- Taxes: TBD



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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 120

THIS 120± ACRE TRACT IS LOCATED IN CLAIBORNE PARISH, JUST WEST OF BERNICE, LA, AND OFFERS A GREAT BLEND OF RECREATIONAL AND INVESTMENT POTENTIAL. Situated along Nick Creek Road, the property is made up of a mix of pine and hardwood timber with rolling terrain and scenic creek bottoms running throughout.

The tract is set up for hunting, with established internal roads providing access across much of the property, as well as several established food plots. Deer and turkey are plentiful in this part of the parish, and the diversity of habitat on this tract gives it the ability to consistently hold game. Whether you're looking for a place to hunt, ride ATVs, or simply enjoy the outdoors, this property has plenty to offer.



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MORE ABOUT THE CLAIBORNE 120

With frontage on both the north and south sides of Nick Creek Road, this place has excellent access from a public road, making it easy to utilize and enjoy the full acreage. Between the timber mix, wildlife opportunities, and the location, this is a strong all-around piece of land for recreation and long-term value.

Contact Heath Eubanks today to schedule a private tour!



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CLAIBORNE PARISH, LOUISIANA



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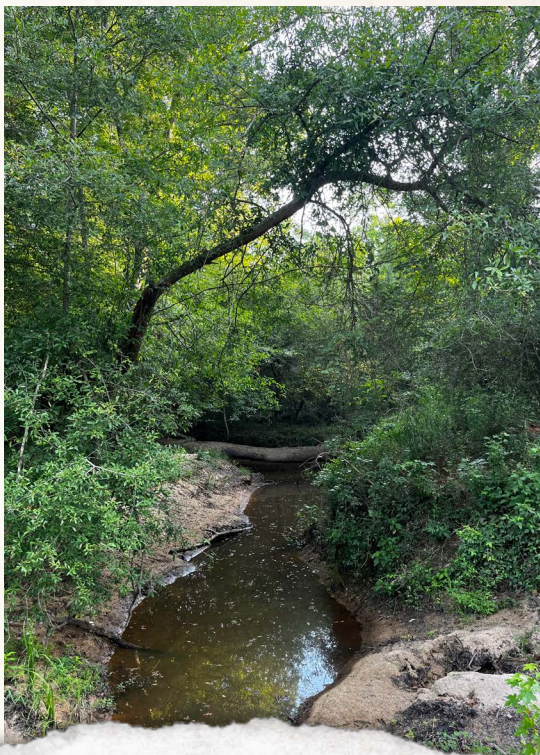
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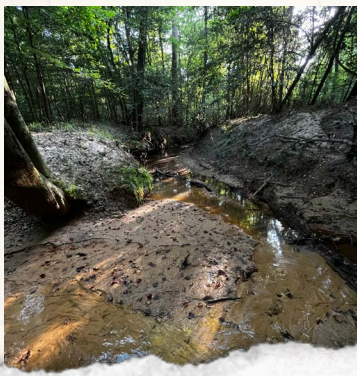
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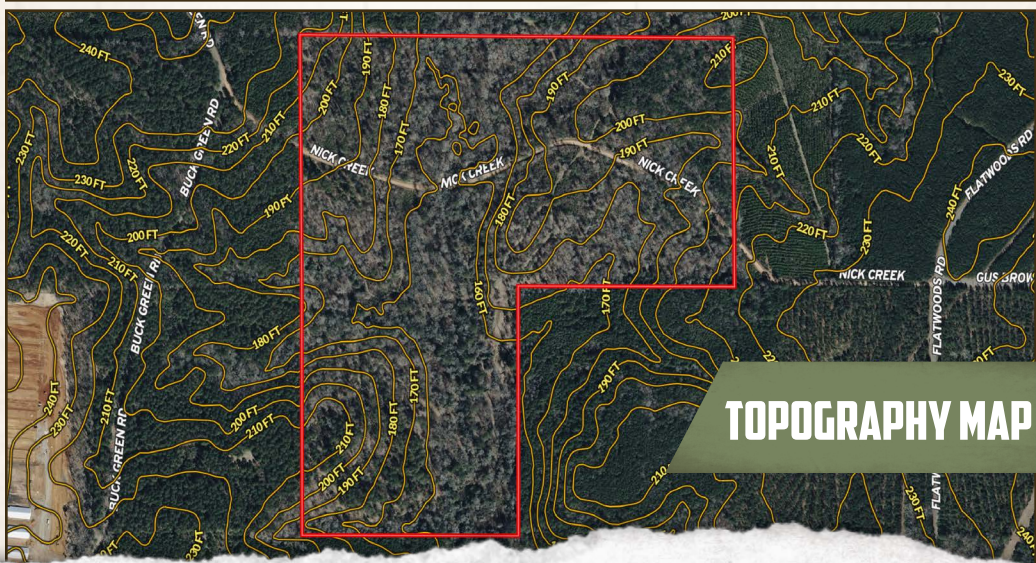
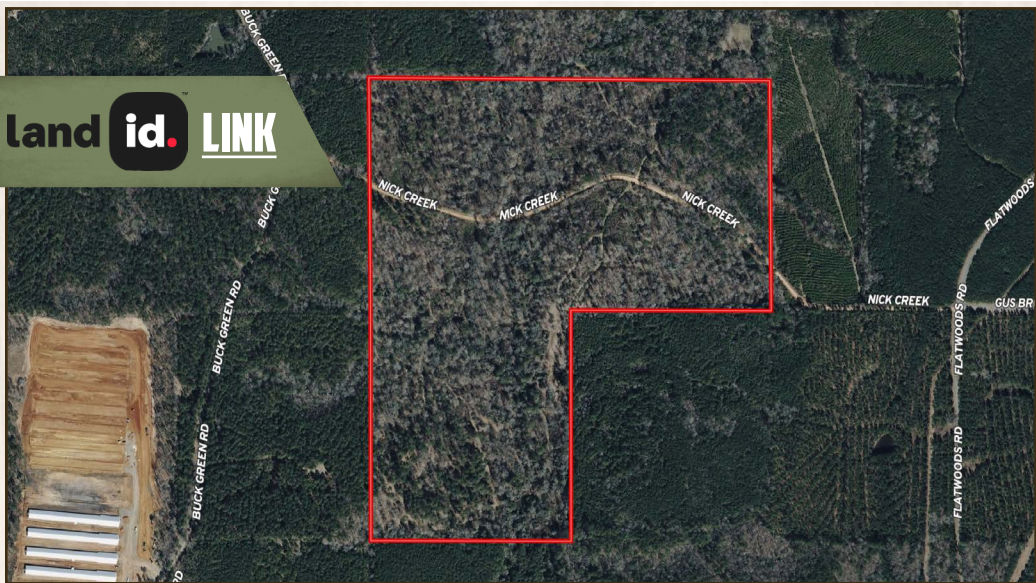
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land id. LINK



TOPOGRAPHY MAP



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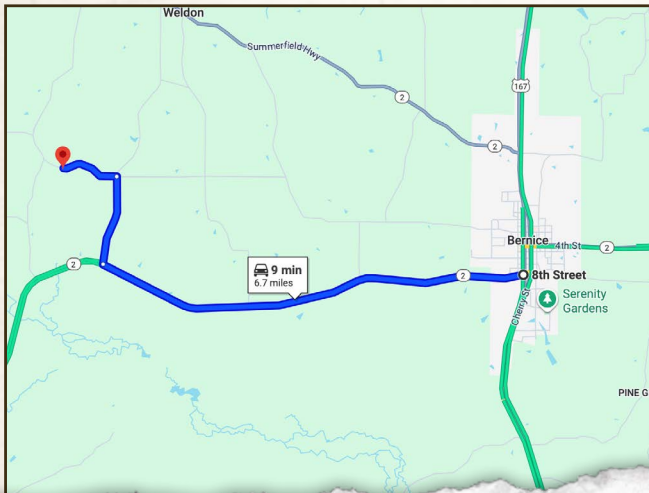
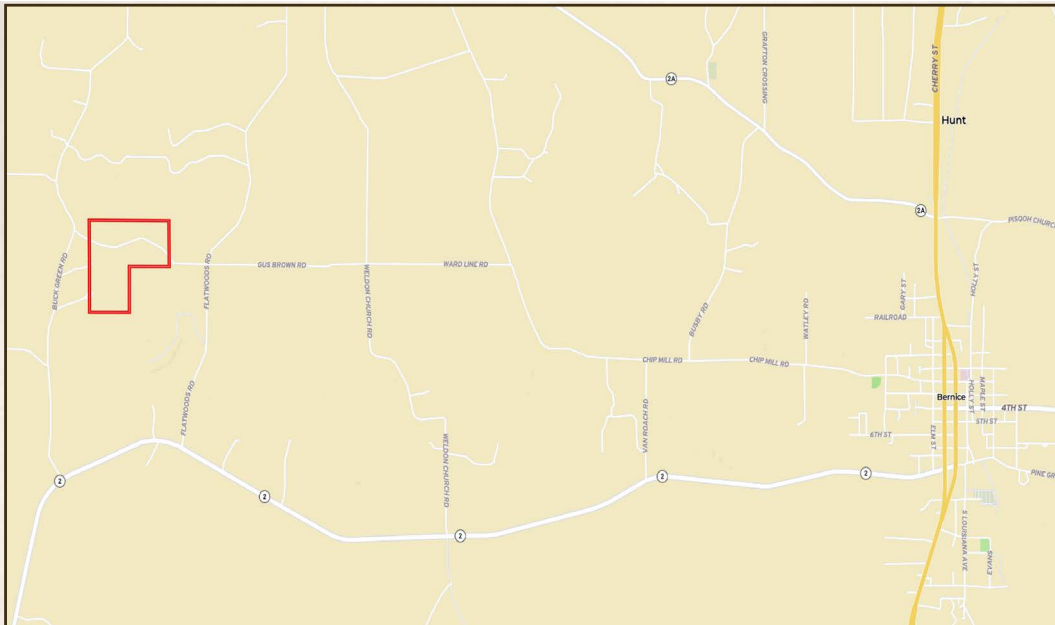
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Directions From Bernice, LA: Travel 5 miles west on LA- 2. Turn right onto PAR Road 245 and continue 1 mile. Turn left onto Nick Creek Road and proceed 0.7 miles to the property on both sides of the road.

[LINK TO GOOGLE
MAP DIRECTIONS](#)



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