

Ellis Timber Estate, Union Parish, 420 Acres +/-
000 Weems Rd
Downsville, LA 71234

\$1,488,000
420± Acres
Union County



**Ellis Timber Estate, Union Parish, 420 Acres +/-
Downsville, LA / Union County**

SUMMARY

Address

000 Weems Rd null

City, State Zip

Downsville, LA 71234

County

Union County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

32.5828 / -92.3844

Acreage

420

Price

\$1,488,000

Property Website

<https://www.mossoakpropertiesla.com/property/ellis-timber-estate-union-parish-420-acres-/union/louisiana/108625/>



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PROPERTY DESCRIPTION

Opportunities like this are hard to find. Spanning 420 acres in the rolling hills of northern Louisiana, the Ellis Timber Estate combines mature hardwoods and pines, established pine plantations, and scenic creeks into a property built for both immediate enjoyment and long-term value. Ideally positioned between Downsville and Calhoun with convenient access to Ruston and West Monroe, this is the kind of tract buyers wait for-and rarely see come available.

With fertile sandy loam soils, excellent drainage, abundant wildlife habitat, and paved frontage on Weems Road, this heavily wooded tract checks the boxes serious land buyers are looking for. Whitetail deer, wild turkey, and small game make it a standout hunting property, while the setting also supports ATV riding, trail development, hiking, and year-round outdoor recreation.

Whether you are looking for a private retreat, a premier hunting property, or a legacy timber investment, this estate delivers the scale, access, and versatility to make it happen. Utility connections would need to be established by the buyer, giving the next owner the freedom to shape future improvements around their vision and maximize the property's potential.

For additional information or to set up your own private property tour, contact Jarod Patterson [318-245-1167](tel:318-245-1167) or email jpatterson@mossyoakproperties.com

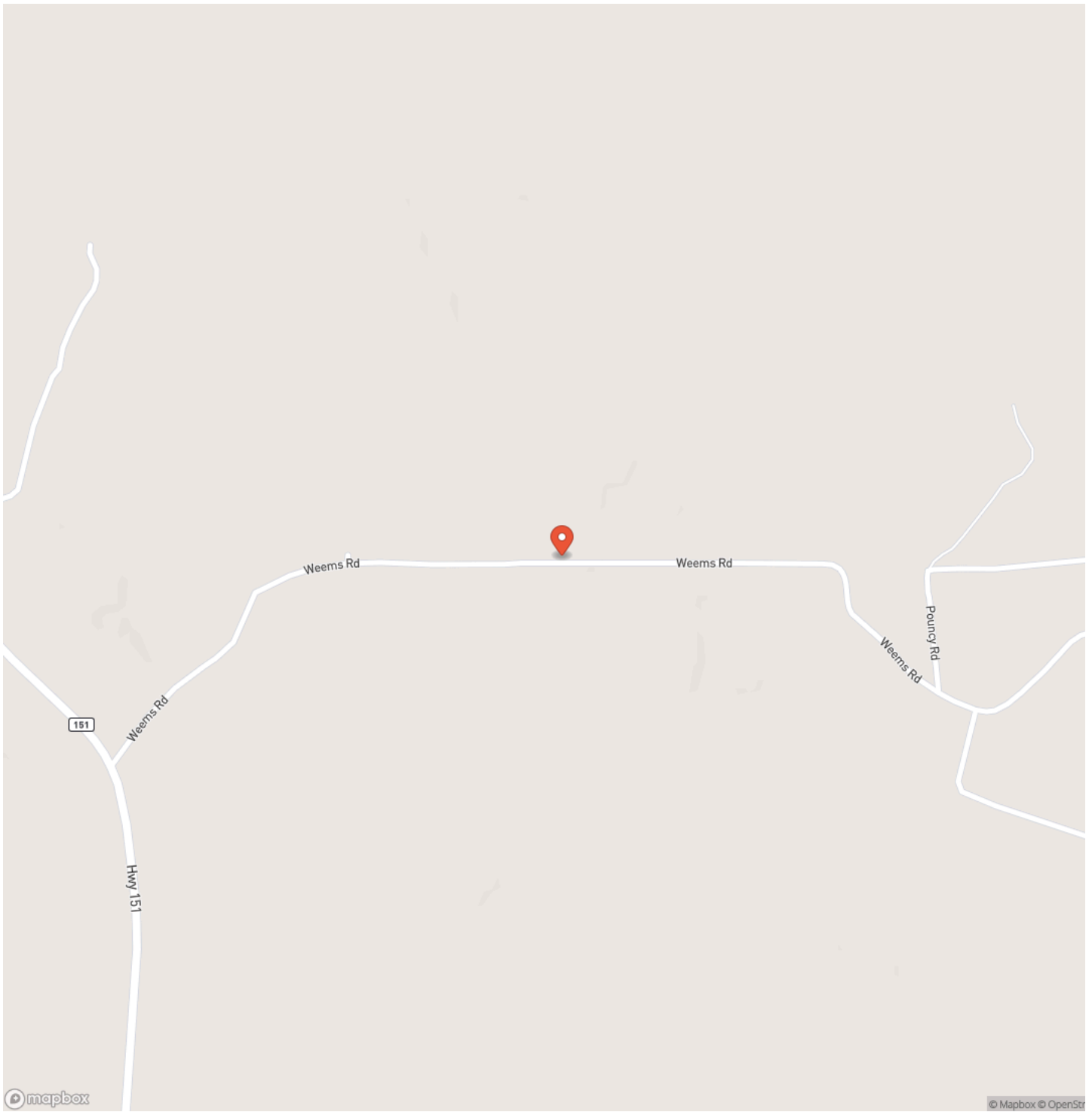
To see a list of all properties, please visit <https://mossyoakpropertiesla.com/property-search/>



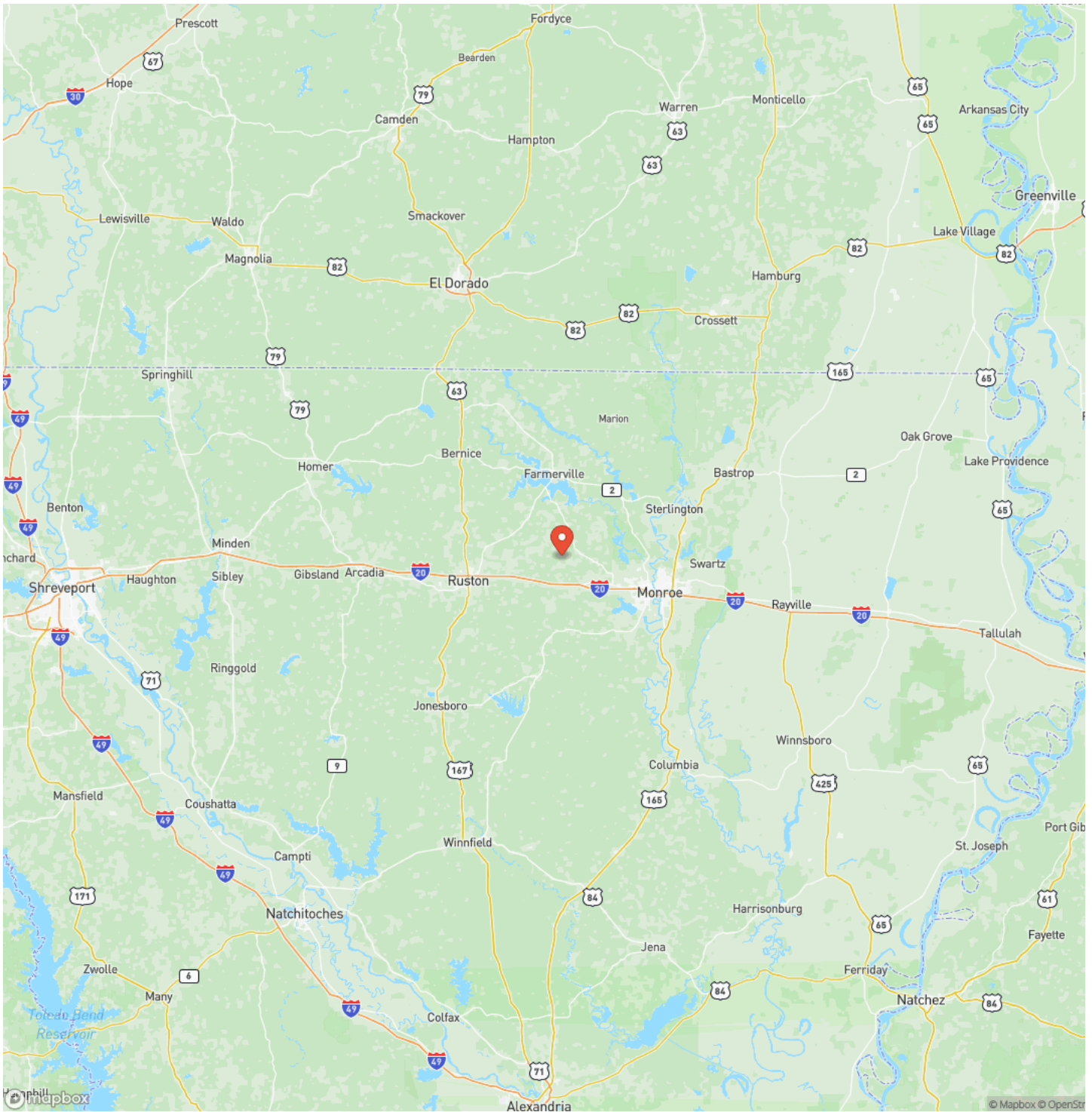
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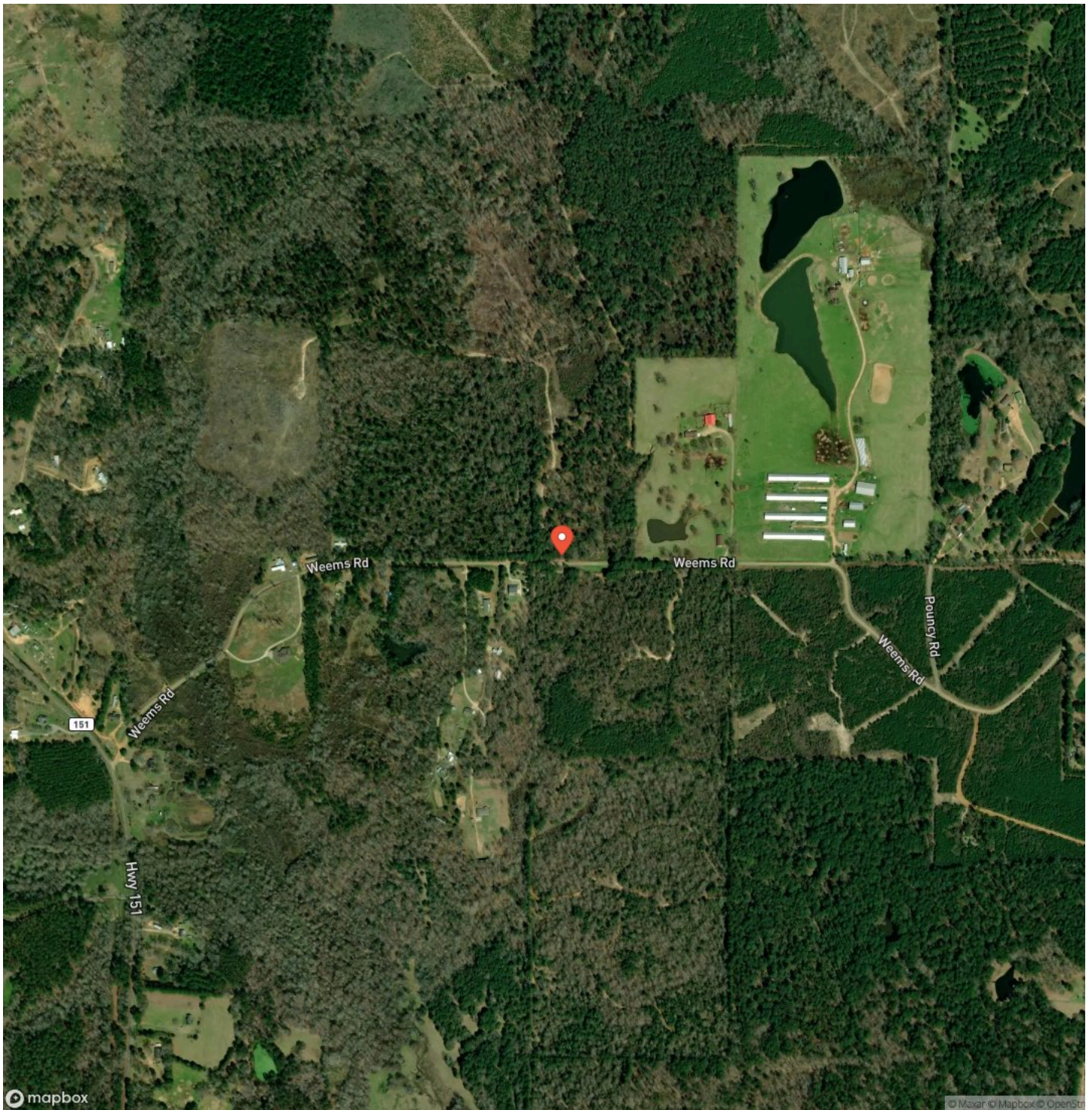
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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