

52± ACRES
CLAIBORNE PARISH, LA
\$132,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (318) 974-8185

THE CLAIBORNE 52

PROPERTY PROFILE

LOCATION:

- Ella Ford Road
Haynesville, LA 71038
- Claiborne Parish
- 19.6± Miles NE of Homer
- 32.6± Miles NW of Farmerville
- 38± Miles N of Ruston

COORDINATES:

- 32.94067, -92.85795

PROPERTY USE:

- Deer & Turkey Hunting
- Timber Investment
- Recreational

PROPERTY INFORMATION:

- 52± Acres
- Managed Pine Plantation
- Pipeline
- Hardwood Creek Bottom
- Cemetery on Site

TAX INFORMATION:

- Parcel ID: 0100009000
- Tax Year 2024: \$212.52



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

BARRY HOLT | LAND SPECIALIST
C: 601-613-2288 | barry@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 318-974-8185 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

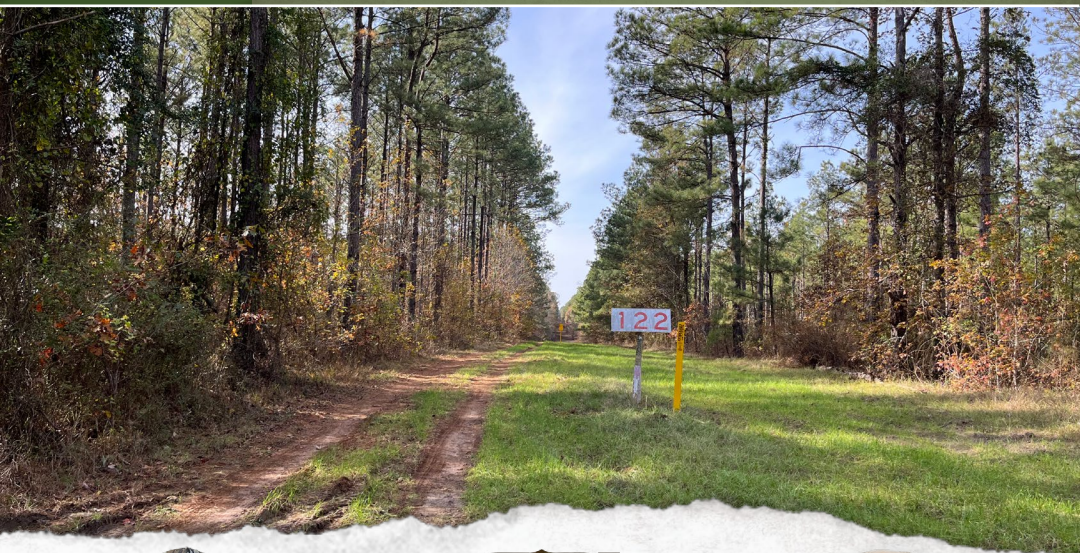
WELCOME TO THE CLAIBORNE 52

WELCOME TO THE CLAIBORNE 52, OFFERING A PERFECT MIX OF RECREATIONAL AND INVESTMENT OPPORTUNITIES. Situated at the end of Ella Ford Road in Haynesville, LA, this 52± acre tract features well-managed timberland approximately 20 miles northeast of Homer.

The Claiborne Parish pine timber stand, last thinned in 2020, provides not only a beautiful landscape but also the potential for some timber income. A pipeline runs through the property, making it an ideal spot for a box stand and food plots, perfect for hunting deer, turkey, and other wildlife. You will also find a hardwood creek bottom offering some diversity. On the far west side of the property is a cemetery.

With the combination of timberland and open areas along the pipeline, this tract is perfect for outdoor enthusiasts. Whether you're looking for a solid timber investment, a hunting retreat, or a place to relax and enjoy the great outdoors, the Claiborne 52 will satisfy your desires.

**Contact Heath Eubanks or Barry Holt today
to learn more and schedule a private tour.**



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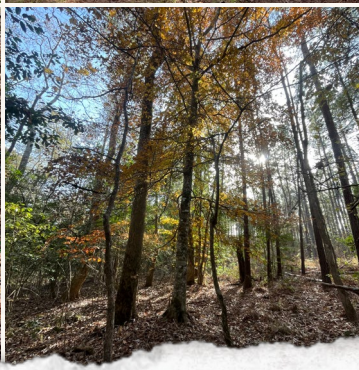
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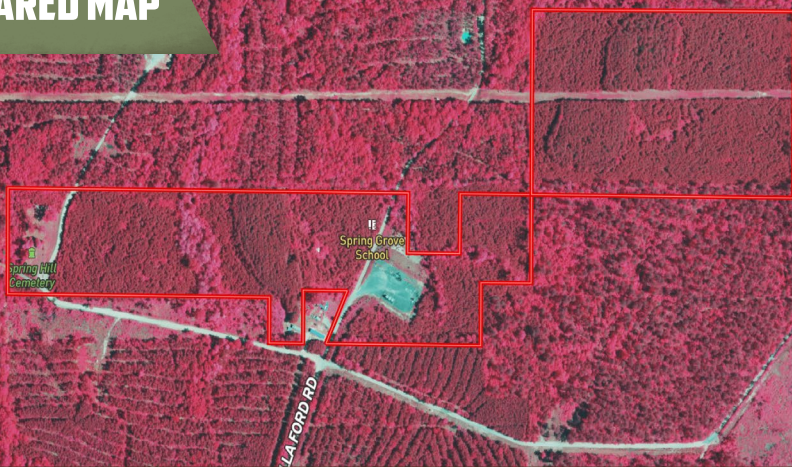
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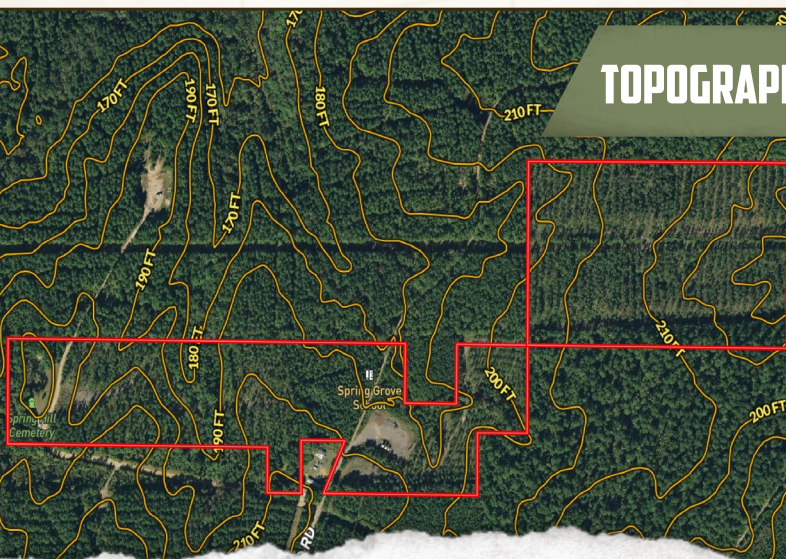
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INFRARED MAP



TOPOGRAPHY MAP



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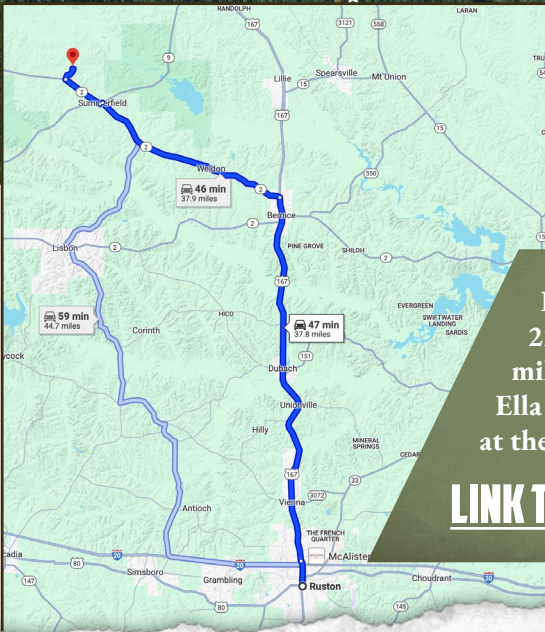
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land id. **LINK**



Directions From Ruston, LA: Travel 22 miles north on HWY 167. Go 12 miles west on LA 2. Turn right onto Ella Ford Road and the property will be at the end of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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