



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

53± ACRES
UNION PARISH, LA
\$155,000

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

LOCATION:

- Pilgrims Rest Church Road
Spearsville, LA 71277
- Union Parish
- 23± Miles NW of Farmerville
- 35± Miles N of Ruston
- 53± Miles NW of Monroe

COORDINATES:

- 32.98870, -92.65090

PROPERTY USE:

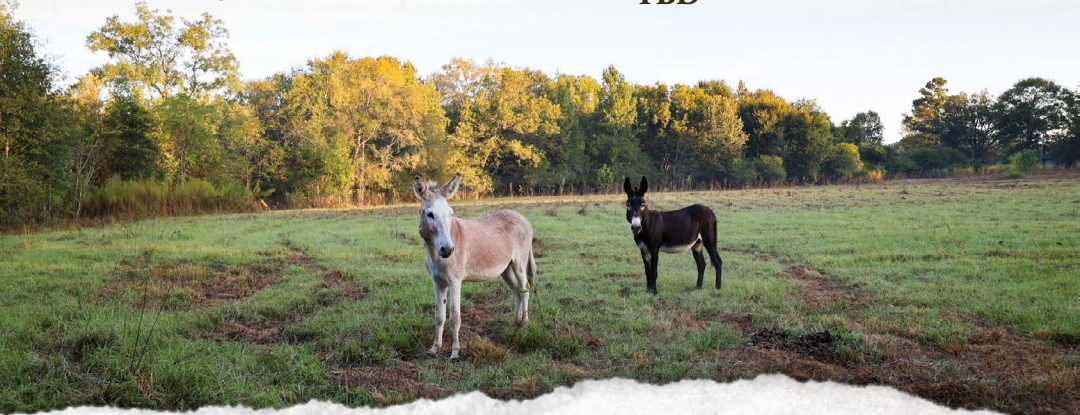
- Potential Home/Cabin Site
- Recreational
- Hunting

PROPERTY INFORMATION:

- 53± Acres
- Pond
- Creek
- Pasture
- Small Game
- Deer & Turkey
- Utilities Nearby
- Dual Road Frontage
- Mineral Rights Reserved

TAX INFORMATION:

- Parcel # 0030099152
- TBD



WELCOME TO THE UNION 53

WELCOME TO THE UNION 53, LOCATED NEAR SPEARSVILLE, LOUISIANA. This 53± acre tract in Union Parish offers a great mix of open pasture, mixed timber, and a pond, giving the property plenty of character and several different potential uses.

The diverse timber and open ground create great habitat for deer, turkey, and small game. Whether you enjoy hunting, managing wildlife, or simply spending time outdoors, the Union 53 offers plenty of room to make it your own. The pasture and pond add even more to the tract and open the door for livestock, food plots, a camp, or a future homesite. The final acreage will be determined by a survey.

If you're looking for a manageable piece of North Louisiana land with a little bit of everything, the Union 53 is worth a look.

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



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

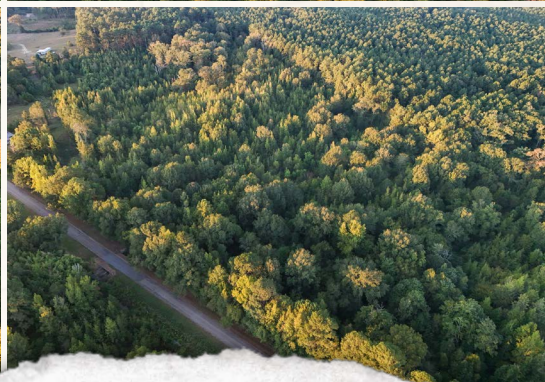
Information is believed to be accurate but not guaranteed.

JOSH BECKHAM | LAND SPECIALIST
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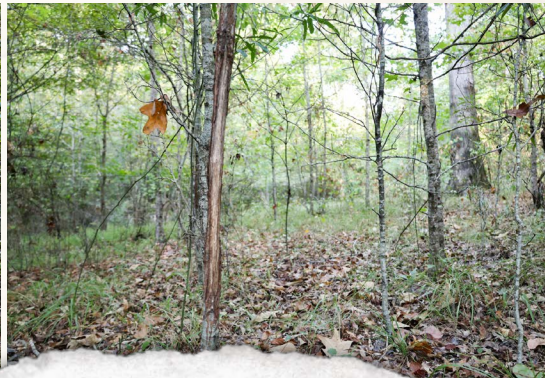
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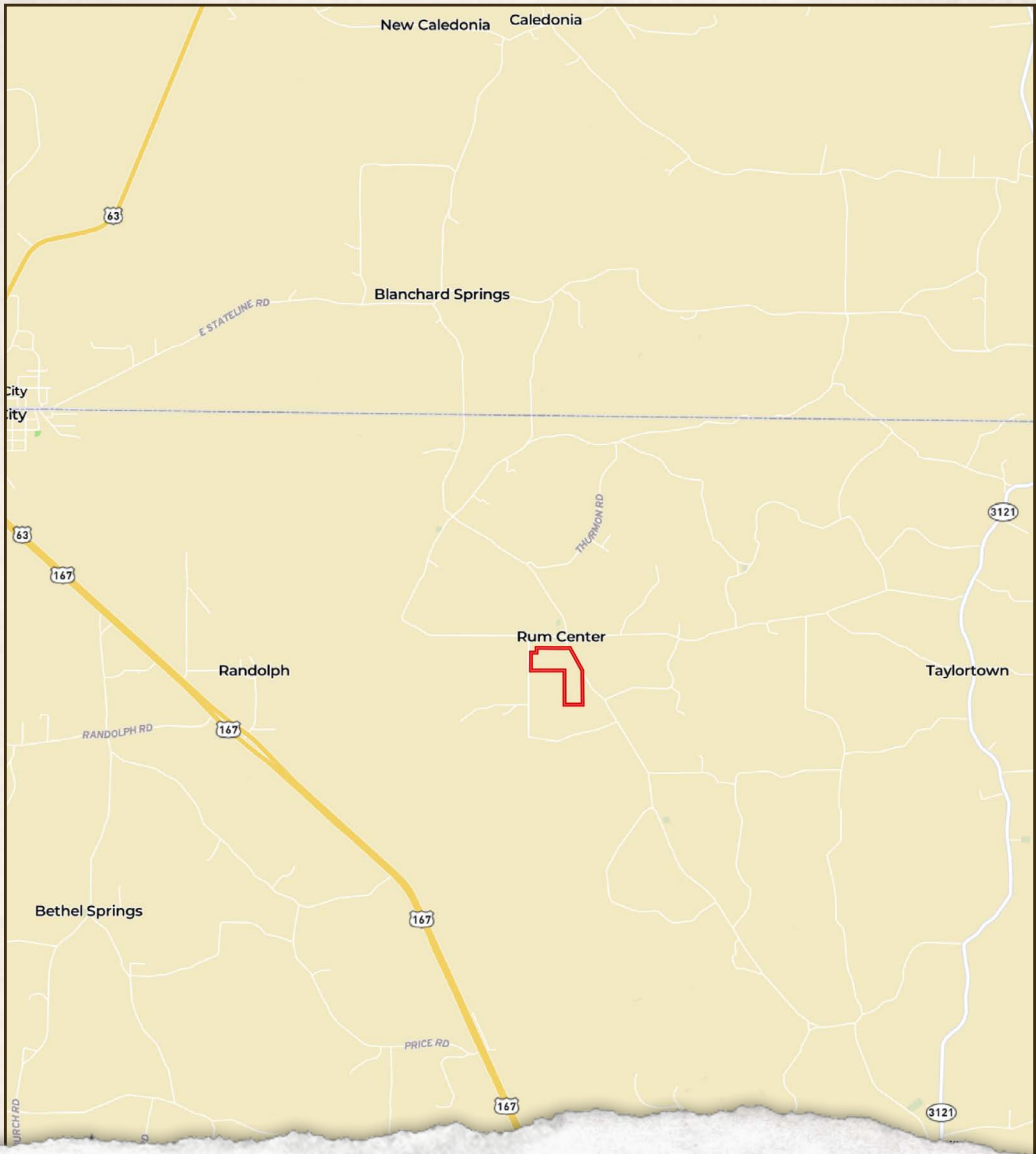
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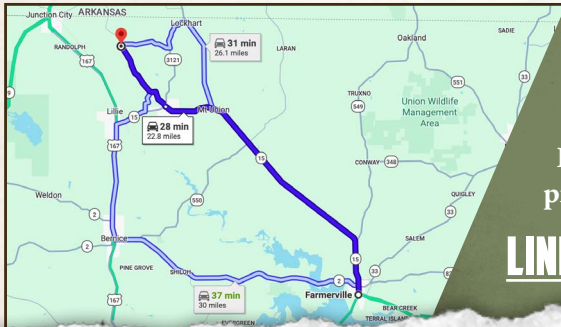
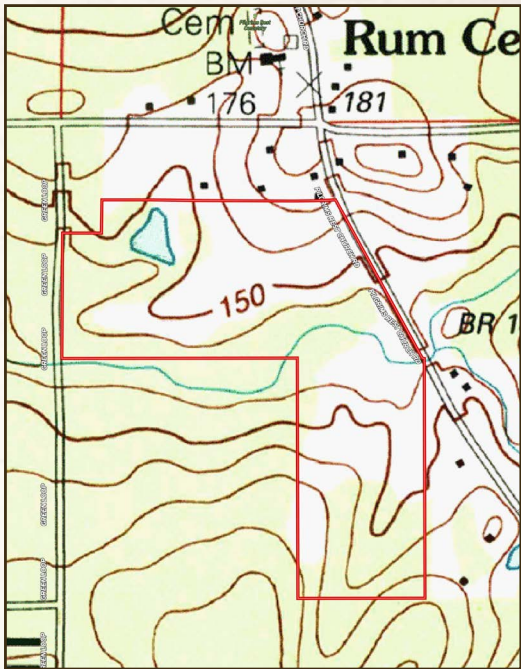
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land id. LINK

TOPOGRAPHY MAP



Directions From Farmerville, LA:
Travel north on LA-15 for 18 miles.
Turn right onto Pilgrims Rest Church
Road and continue 4.7 miles to the
property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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