



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

324± ACRES
CLAIBORNE PARISH, LA
\$858,600

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

THE CLAIBORNE 324

PROPERTY PROFILE

LOCATION:

- Off Friendship Road
Lisbon, LA 71048
- Access via Deeded Easement
- Claiborne Parish
- 5.6± Miles N of Lisbon
- 16.1± Miles NE of Homer
- 17.7± Miles W of Bernice
- 34± Miles NW of Ruston
- 35.6± Miles NW of Farmerville

COORDINATES:

- 32.8418, -92.82409

PROPERTY USE:

- Deer, Turkey,
& Squirrel Hunting
- Recreation

PROPERTY INFORMATION:

- 324± Total Acres
- 219± Clear Cut Acres
- 105± Acres of Hardwoods
- Internal Road System
- Multiple Creeks
- All Mineral Rights Reserved

TAX INFORMATION:

- 2024 Taxes: \$688.41
- Parcel ID: 0800056000



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HEATH EUBANKS

SPONSORING BROKER

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CLAIBORNE 324

WELCOME TO THE CLAIBORNE 324, LOCATED JUST OUTSIDE OF LISBON, LOUISIANA. With deeded access off Friendship Road, approximately 16 miles northeast of Homer, this 324± acre property consists of roughly 219 acres of rolling clear-cut ground and 105± acres of bottomland hardwoods, giving it a diverse mix of terrain and habitat. A solid internal road system is already in place, so you can ride around most of the place in a truck with only light upkeep, making it easy to get where you want to go.



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MORE ABOUT THE CLAIBORNE 324

For the outdoorsman, the Claiborne Parish property checks all the boxes. You're right in the heart of deer and turkey country, and the hardwood bottom on the south end provides some fine squirrel hunting as well. The clear-cut areas are a blank canvas, giving you the freedom to design food plots, new roads, and stand locations however you see fit. Multiple creeks weave through the property, enhancing both the habitat and the hunting opportunities. Between the mix of hardwoods, fresh cutover, and natural water sources, this tract has everything needed to hold a healthy population of deer and turkeys. While evaluating the property, I saw several deer moving about.

Whether you're looking for a hunting property to shape into your vision or a large recreational tract with long-term potential, the Claiborne 324 is worth considering!

**Contact Heath Eubanks today to schedule a tour
and experience #TheSmallTownWay.**



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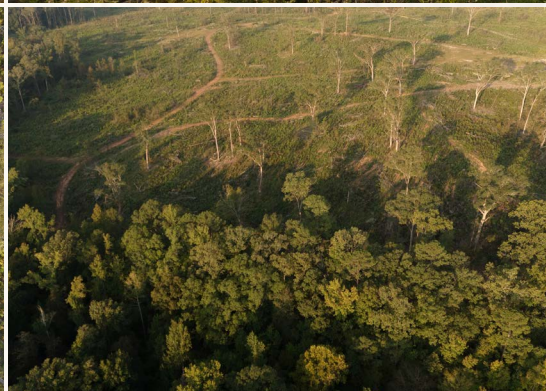
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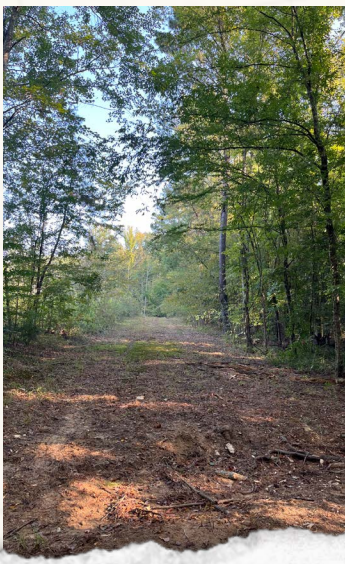
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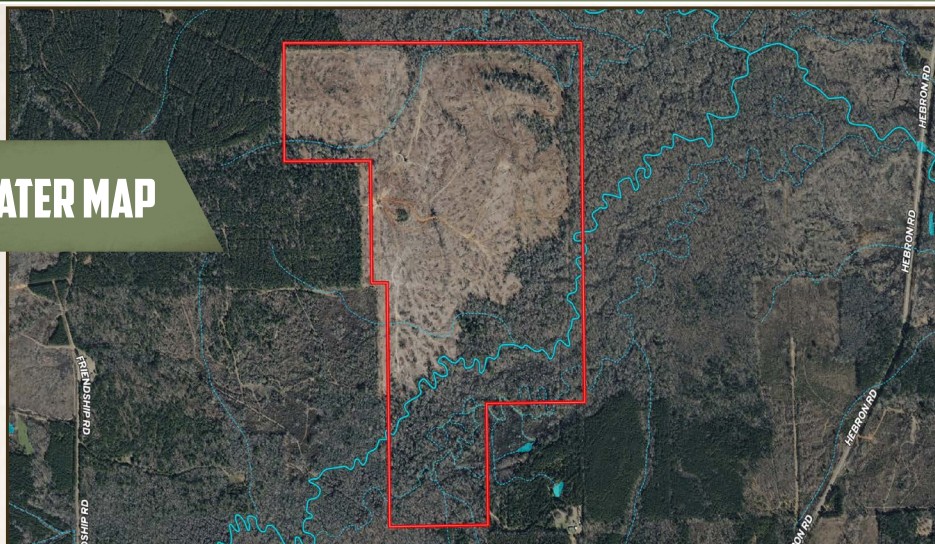
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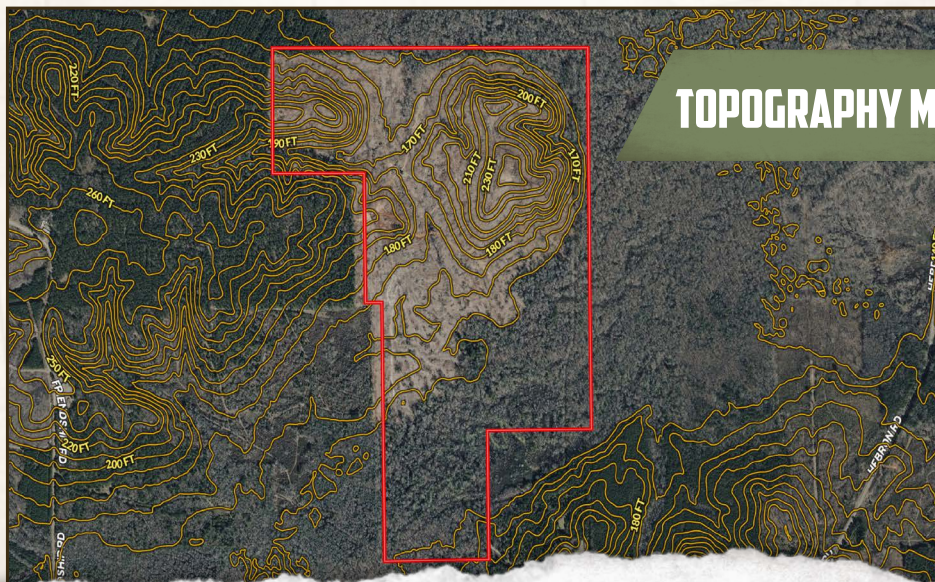
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WATER MAP



TOPOGRAPHY MAP



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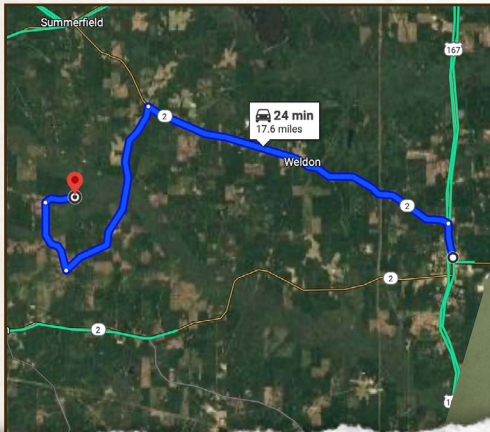
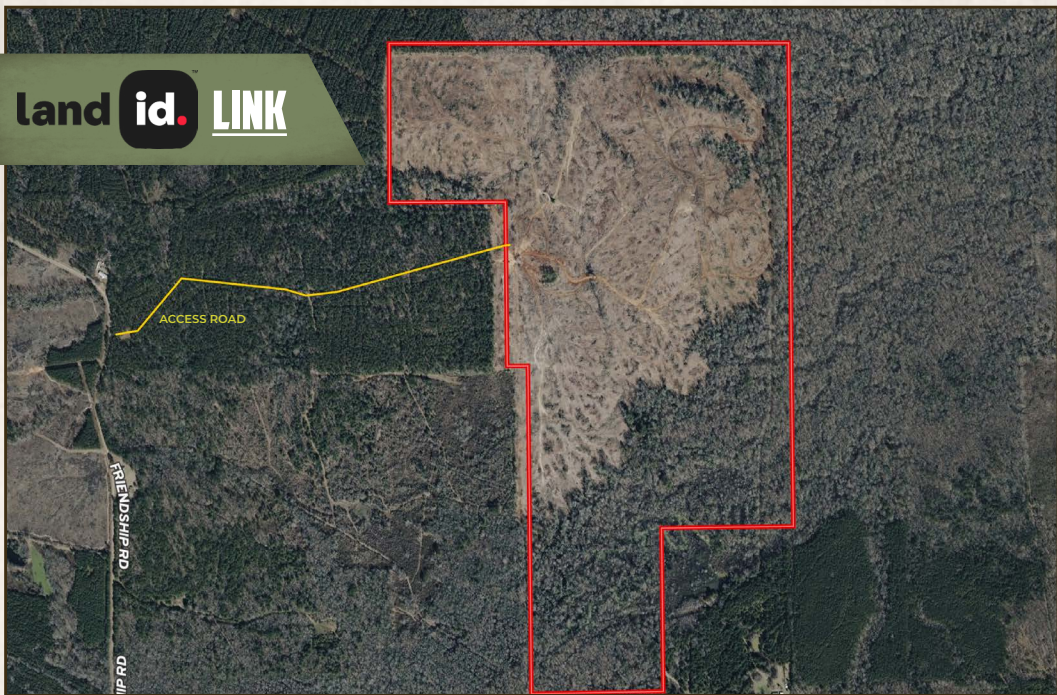
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land id. **LINK**



Directions From Bernice, LA: Travel 0.9 miles north on Cherry Street. Turn left onto LA-2 ALT W and continue 8.6 miles. Turn left on Hebron Road and proceed 5.2 miles. Make a sharp right turn on Friendship Road and travel 2 miles. The deeded access will be on your right behind a locked gate. Take a timber road to the property.

LINK TO GOOGLE MAP DIRECTIONS



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