



Kevin Daugherty  
P.O. Box 382  
Urania, Louisiana 71480  
Phone: (318) 312-1240  
E-mail: kevin@forestland.com

Land & Timber Specialists  
[www.forestland.com](http://www.forestland.com)

***A LOUISIANA LICENSED  
REAL ESTATE BROKERAGE!***

September 4, 2024

## **LASALLE PARISH LAND FOR SALE**

### **6.81-Acres With Home or Campsite Potential Located Near Little Creek, LA**

**LOCATION:** This property is located on Grapevine Hollow Road, approximately 4 miles south of the community of Little Creek. (Lat: 31.66875 Long: -92.32017)

**GENERAL DESCRIPTION:** It appears that the tract has approximately 40' of frontage on Grapevine Hollow Road (parish gravel). It is our opinion that the northeast portion has good potential for a rural homesite or campsite.

**LEGAL DESCRIPTION:** 6.81 acres, being Lot 4 of the W. H. Hudson Estate, situated in the NE corner of the SW/4 of SE/4 of Section 13, T8N, R1E, LaSalle Parish, Louisiana

**TOPOGRAPHY & SOILS:** The tract has gently to moderately rolling topography. The highest portions are near the northeast and northwest corners. The site transitions from upland on the north side to bottomland on the south. The USDA Soil Survey indicates that the soils on the east and south sides are Ruston and Savannah fine sandy loam. Sacul fine sandy loam and Savannah-sacul on the west.

**TIMBER:** The upland portions consist of approximately 40 year-old planted pine and the lower portions have a mix of planted pine and hardwood.

**UTILITIES:** Electricity and community water are available. To confirm availability for your intended use, we recommend contacting the providers (Entergy & LaSalle Water Works District 1).

**MINERALS:** This property is offered for sale with the seller conveying **ALL** of the mineral rights (oil, gas and associated hydrocarbons). 100% will transfer to the buyer.

**PRICE:** \$32,500.00

**DIRECTIONS:** Starting from the community of Little Creek, and the intersection of LA 500 and Ebenezer Tap Road, travel southeast on Ebenezer Tap Road for approximately



1 mile. At that point Ebenezer Tap will "T" in with Grapevine Hollow Road. Take a left on Grapevine Hollow Road and travel approximately 3 miles to the northeast corner of the property.

FOR MORE INFORMATION CONTACT KEVIN DAUGHERTY AT THE NUMBER OR  
EMAIL ADDRESS SHOWN ABOVE.

VISIT OUR WEBSITE: [www.forestland.com](http://www.forestland.com)

**\*INFORMATION ASSUMED TO BE CORRECT, BUT IS NOT GUARANTEED\***

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