

**93± ACRES**  
**UNION PARISH, LA**  
**\$250,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (318) 974-8185**



# THE UNION 93

## PROPERTY PROFILE

### LOCATION:

- Peanut Road  
Spearsville, LA 71277
- Union Parish
- 15.4± Miles NW of Farmerville
- 32± Miles NE of Ruston
- 43± Miles NW of West Monroe

### COORDINATES:

- 32.9026, -92.54823

### PROPERTY USE:

- Hunting
- Recreation
- Potential Camp Site

### PROPERTY INFORMATION:

- 93± Acres
- 10 Year-Old Natural  
Regeneration
- Hardwood Creek Bottoms
- Public Water at the Road
- Electricity Nearby
- Seller Will Divide

### TAX INFORMATION:

- Parcel ID: 2211030001: \$75.73
- Parcel ID: 0030072730: \$34.69
- Parcel ID: 00030072740: \$34.69



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**HEATH EUBANKS**

SPONSORING BROKER

C: 318-608-7848

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[heath@smalltownproperties.com](mailto:heath@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE UNION 93

**ARE YOU LOOKING FOR A PRIVATE HUNTING PARADISE OR A QUIET PIECE OF LAND TO ESCAPE TO?** This 93± acre property is located on Peanut Road in Spearsville, Louisiana, in the heart of Union Parish. The property offers ample road frontage and a beautiful mix of terrain and habitat perfect for outdoor enthusiasts. The property is split into two tracts: 31± acres and 62± acres. The owners will consider selling each piece separately. The land features approximately 10-year-old natural regeneration consisting of a mix of pine and hardwood species, along with hardwood creek bottoms. A creek/slough winds around the north and east boundaries, flanked by mature cypress trees and enhancing the land's natural charm and habitat diversity.



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# MORE ABOUT THE UNION 93

The gently rolling topography transitions smoothly into the hardwood bottoms, creating excellent wildlife habitat. This tract is ideal for deer hunting and holds potential for turkey as well. Several existing roads and trails meander throughout, offering easy access, and with a little improvement, could make for a great internal road system.

Whether you're seeking a recreational getaway or a peaceful retreat surrounded by nature, this diverse and well-situated property has plenty to offer.

**Contact Heath Eubanks today to schedule a private tour.**



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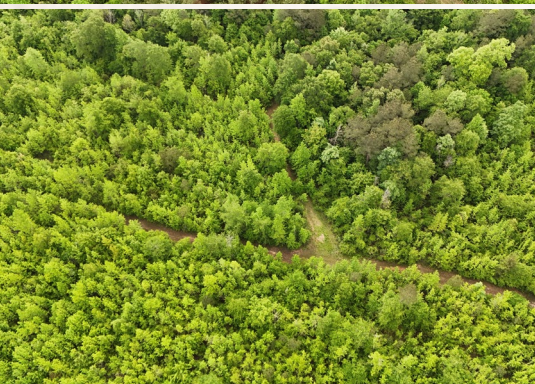
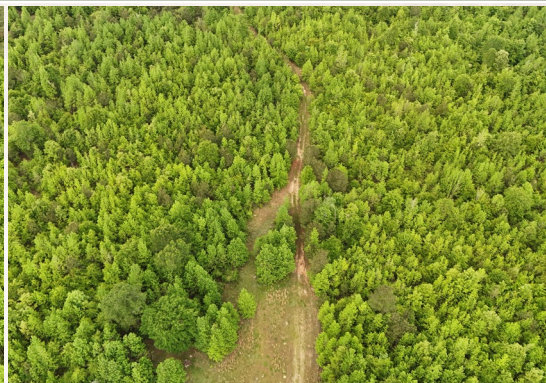
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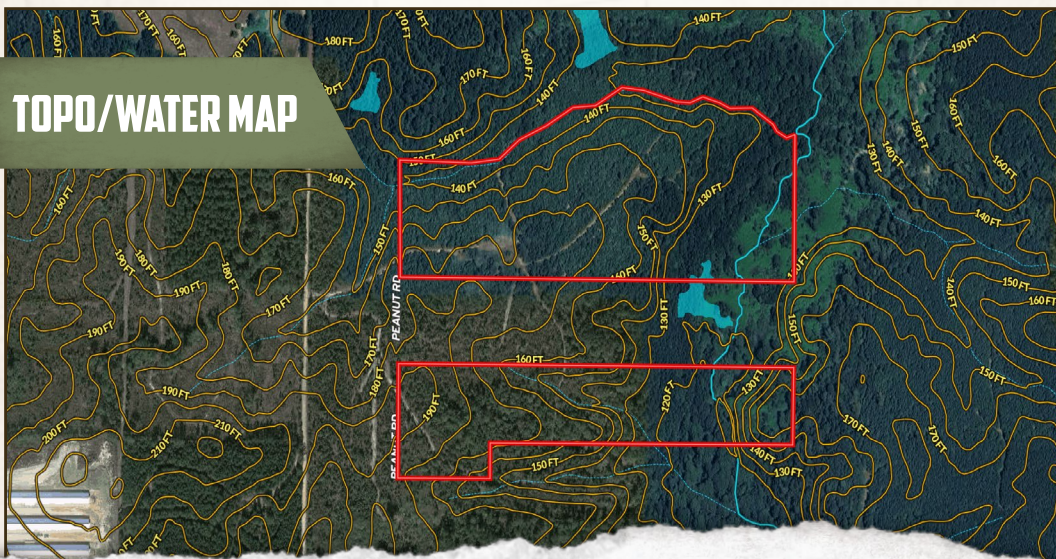
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## INFRARED MAP



## TOPO/WATER MAP



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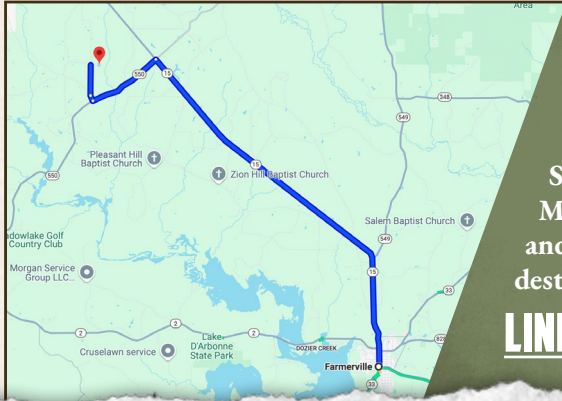
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land id. LINK



Directions From Farmerville, LA:  
Travel 12 miles on LA-15 N/N Main Street. Turn left on LA-550 and proceed 2.3 miles. Turn right on Spearsville Road and continue 0.2 miles. Make a slight right on Peanut Road and in 0.9 miles you will arrive at the destination.

**LINK TO GOOGLE MAP DIRECTIONS**



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