



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**103± ACRES
LINCOLN PARISH, LA**

\$360,500

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

THE LINCOLN 103

PROPERTY PROFILE

LOCATION:

- Holder Road
- Dubach, LA 71235
- Lincoln Parish
- $5.2\pm$ Miles W of Dubach
- $18.2\pm$ Miles NW of Ruston
- $45.3\pm$ Miles NW of Monroe

PROPERTY USE:

- Potential Home/Cabin Site
- Deer & Turkey Hunting
- Recreational

TAX INFORMATION:

- Parcel ID: 24204220001
- Taxes: \$132.35
- Year 2024

PROPERTY INFORMATION:

- $103\pm$ Acres
- Mineral Rights Reserved
- Gated Access
- Pine Plantation & Hardwoods
- Well-Developed Internal Trail System
- Mineral Lease Road Bisects the Tract
- Pipeline
- Road Frontage
- Utilities Nearby
- Box Stands Convey

COORDINATES:

- 32.70749, -92.72971



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HEATH EUBANKS

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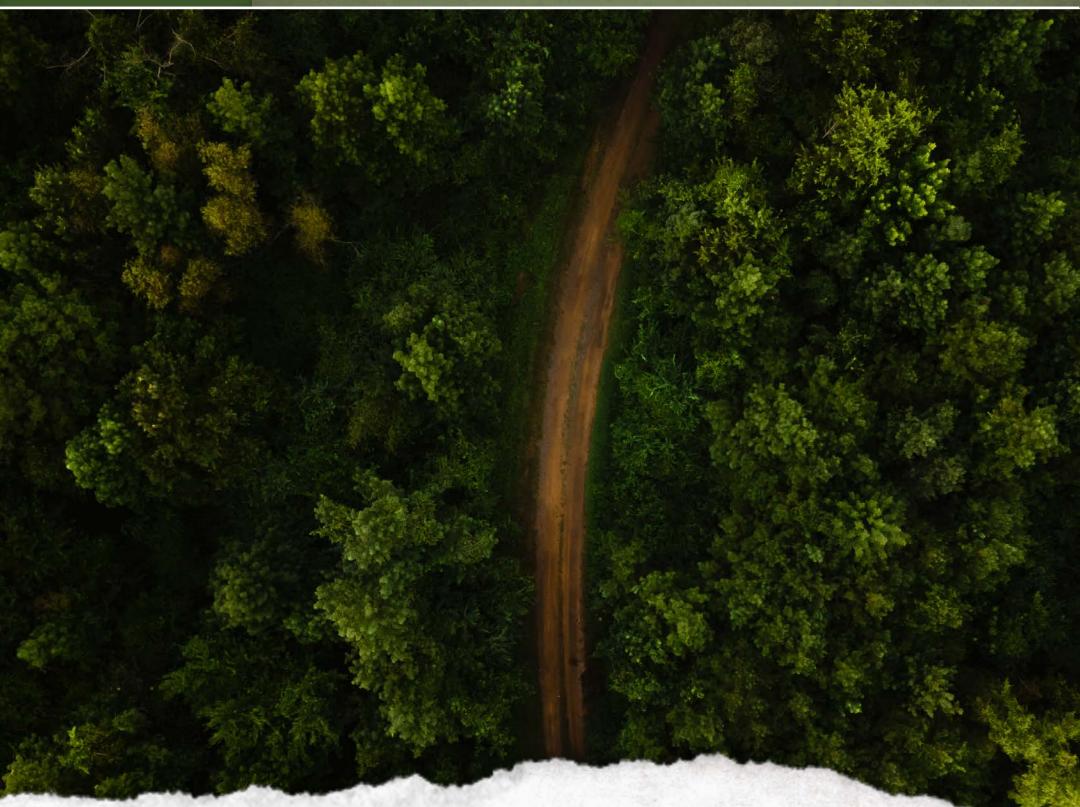
4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LINCOLN 103

WELCOME TO THE LINCOLN 103, A RARE BLEND OF HOMESITE POTENTIAL AND PRIME RECREATIONAL GROUND! This 103± acre tract is situated roughly five miles west of Dubach, Louisiana, and with frontage along Holder Road, it is easy to access yet tucked away enough to give you the privacy and seclusion you want. Rolling pine plantation terrain is complemented by hardwood bottoms, creating a diverse landscape that not only looks beautiful but also provides excellent wildlife habitat.



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MORE ABOUT THE LINCOLN 103

For the outdoorsman, this tract is set up and ready to hunt. Several box stands convey with the property, along with established food plots that are ready to be planted in time for the season. A large pipeline runs across the southern boundary and makes an ideal area for big, open plots. Deer and turkey are abundant here, and the mix of timber types ensures quality bedding and Beyond recreation, this property also offers various great options for building. Whether you're looking for a permanent homesite on high ground or a weekend camp getaway, the topography and layout give you several excellent choices. The internal road system is well-developed, providing access throughout.

Conveniently located just 20 minutes from Ruston, this tract combines country living, hunting, and investment potential all in one.

Contact Heath Eubanks today to schedule a personal tour and experience #TheSmallTownWay!



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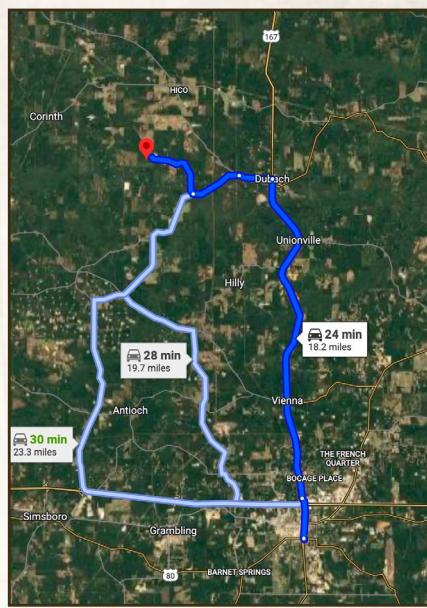
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TOPOGRAPHY MAP

Directions From Ruston, LA:
Travel 11.5 miles north on US-167. Turn left onto LA 151 and continue 1.1 miles. Make a slight left to stay on LA 151 S and proceed 1.8 miles. Turn right onto Holder Road and travel 2.3 miles to the property on the south side of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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