

95± ACRES
UNION PARISH, LA
\$332,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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THE UNION 95

PROPERTY PROFILE

LOCATION:

- Albritton Road
Downsville, LA 71234
- Union Parish
- 11.8± Miles SE of Farmerville
- 23.4± Miles NW of West Monroe
- 26± Miles NE of Ruston

COORDINATES:

- 32.68245, -92.32235

PROPERTY USE:

- Hunting
- Recreational
- Potential Campsite

PROPERTY INFORMATION:

- 95± Acres
- Year-Round Creek
- Upland Hardwoods/Pine
Timber Mix
- Deer & Squirrels
- Frontage on Albritton Road
- Utilities Nearby

TAX INFORMATION:

- Parcel: 0050003100
- Taxes: TBD



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HEATH EUBANKS

SPONSORING BROKER

C: 318-608-7848

O: 318-974-8185

heath@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE UNION 95

WELCOME TO THE UNION PARISH 95 IN DOWNSVILLE, LOUISIANA. This 95± acre tract in Union Parish offers a strong mix of rolling terrain, natural habitat, and easy access. Good elevation changes give the land a nice layout and create natural travel routes for wildlife.

A hardwood creek bottom runs the length of the property from north to south, and the creek holds water year-round. The creek bottom is lined with a healthy stand of upland hardwoods, including plenty of acorn-producing oaks. Most of the pine timber was cut years back, and the tract has filled in with a thick mix of natural regeneration that provides excellent cover.

Signs of deer are abundant across the property—well-worn trails, tracks, and rubs show how heavily the area is used. The combination of hardwoods, bedding cover, and food sources makes this a very solid deer hunting tract.



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MORE ABOUT THE UNION 95

The property also fronts Albritton Road, giving it reliable year-round access. Utilities are close by, making it easy to set up a campsite if desired. With its strong habitat diversity, year-round creek, and good location, the Union Parish 95± tract is well-suited for hunting, recreation, or simply having a quiet place to enjoy the outdoors.

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



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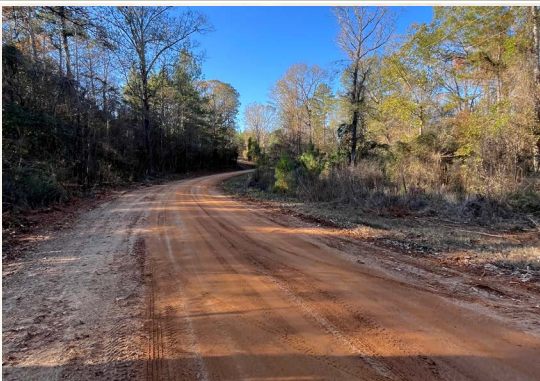
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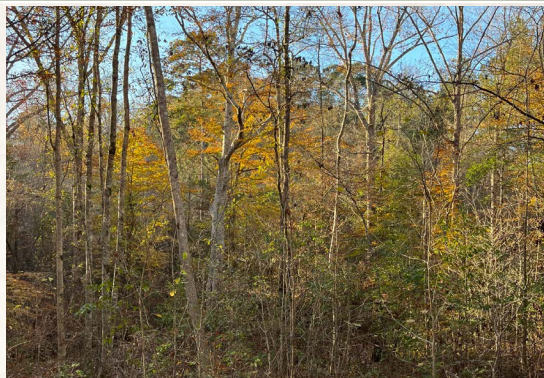
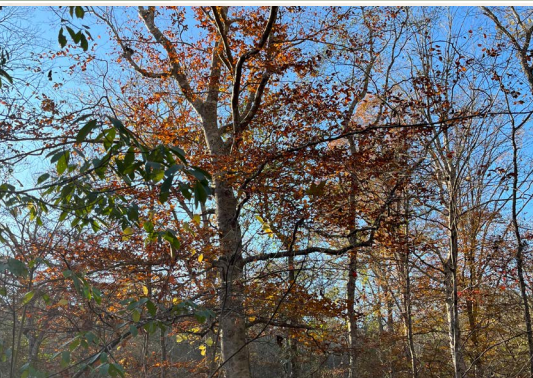
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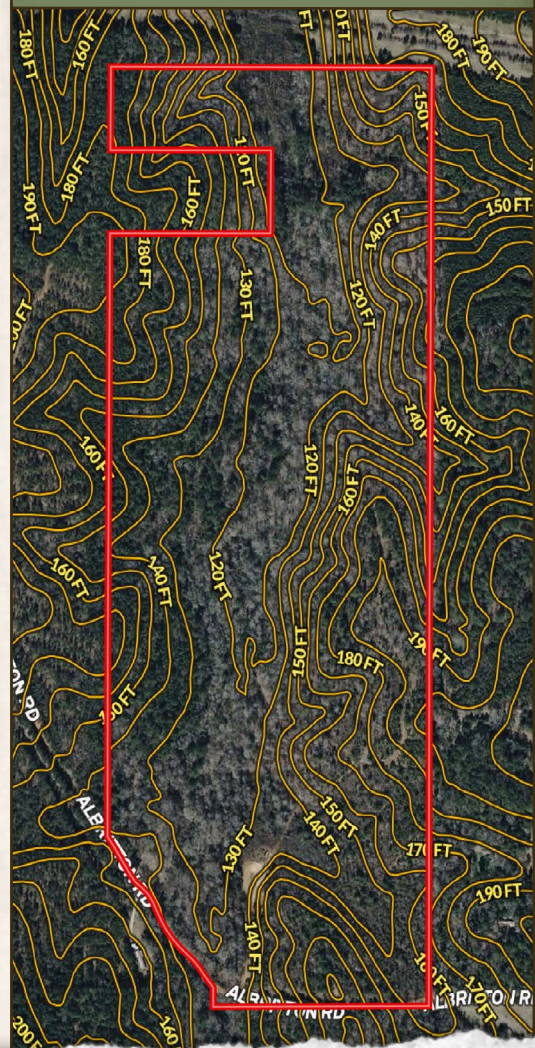
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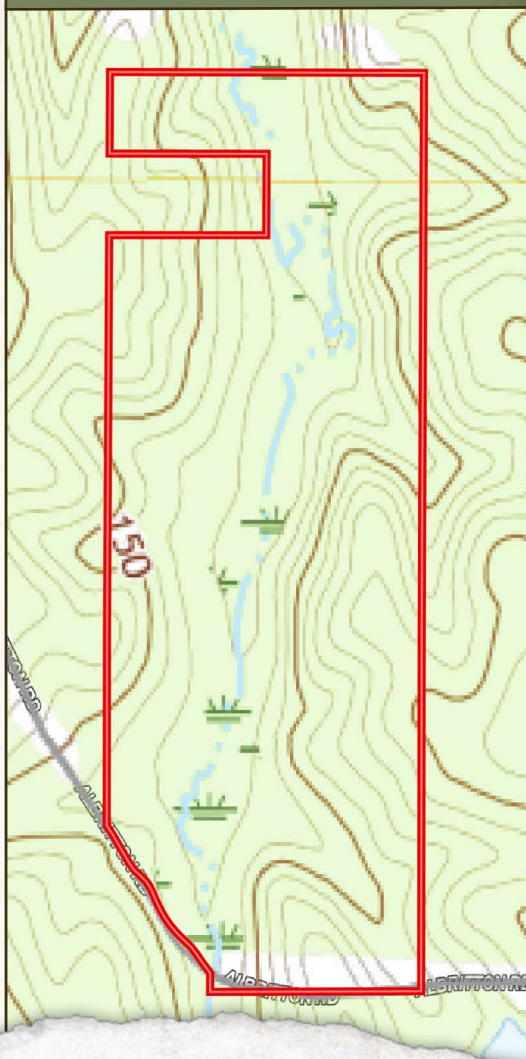
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TOPOGRAPHY MAP



USGS MAP



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INFRARED MAP



WATER MAP



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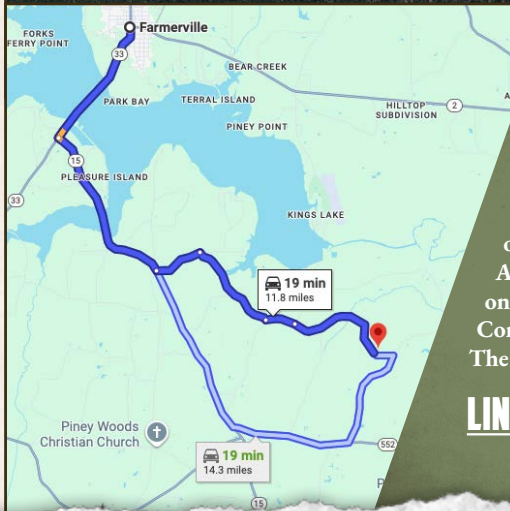
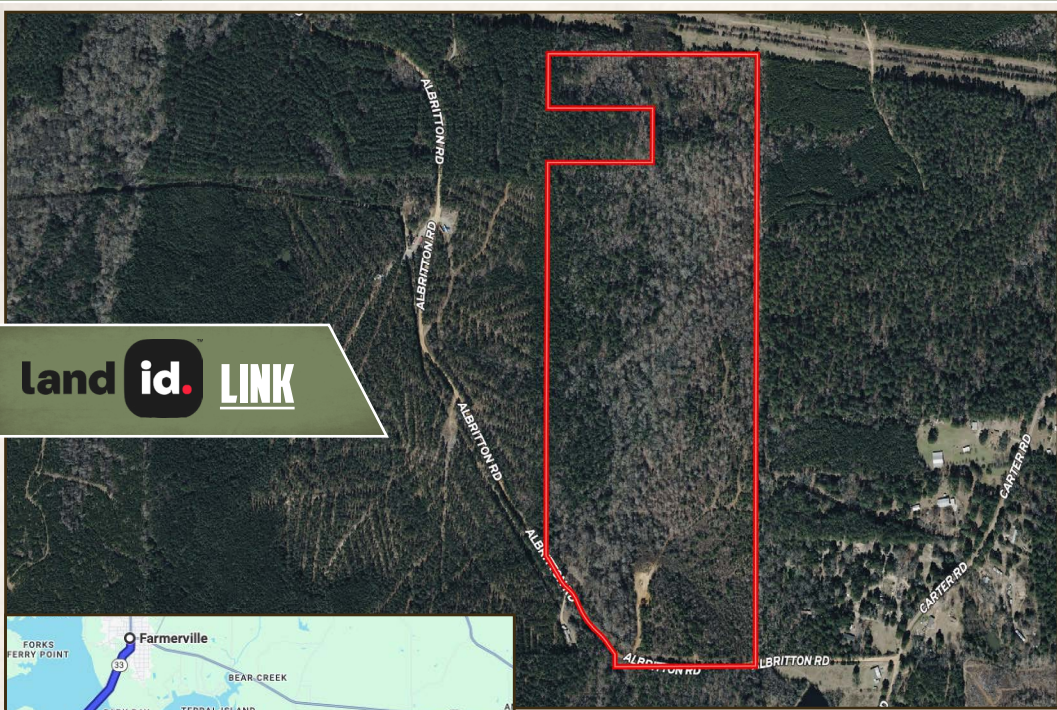
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land id. LINK



Directions from Farmerville, LA: Travel on LA-15 S/LA-33 S/S Main Street for 2.6 miles. Turn left onto LA-15 S and continue for 3.5 miles. Turn left on Foster Road and proceed 1 mile. Turn right onto Allen Mann Road and travel for 1.9 miles. Turn left onto Moseleys Bluff Road and continue for 0.6 miles. Continue straight onto Albritton Road for 2.2 miles. The property lies on the north side of Albritton Road.

LINK TO GOOGLE MAP DIRECTIONS



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