



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATE™



116.8± ACRES
LINCOLN PARISH, LA
\$1,330,000



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

THE LINCOLN 116.8

PROPERTY PROFILE

LOCATION:

- 1593 Longstraw Road
Ruston, LA 71270
- Lincoln Parish
- 4.8± Miles SW of Choudrant
- 6.6± Miles SE of Ruston
- 8.6± Miles SW of the Squire
Creek Country Club
- 29± Miles W of Monroe
- 75± Miles E of Shreveport

TAX INFORMATION:

- Parcel 34182LON669: \$1,032.25
- Parcel 34182LON546: \$106.50
- Parcel 34182LON550: \$7.84
- Parcel 34182177365: \$4.21

PROPERTY USE:

- Potential Home/Cabin Site
- Potential Development
- Recreational
- Investment
- Hunting

COORDINATES:

- 32.5048, -92.5685

PROPERTY INFORMATION:

- 116.8± Acres
- 75' x 75' Iron Shop
 - 18' x 75' Lean-To
 - 12' x 12' Office Space
 - Three 5-Ton AC Units
- 750' Deep Water Well
- In-Ground Pool
- New Pool House
- Mixed Timber
- Creek Bottom
- Pond
- Deer & Turkey
- Dual Road Frontage
- Internal Road System
- Choudrant School District



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JOSH BECKHAM

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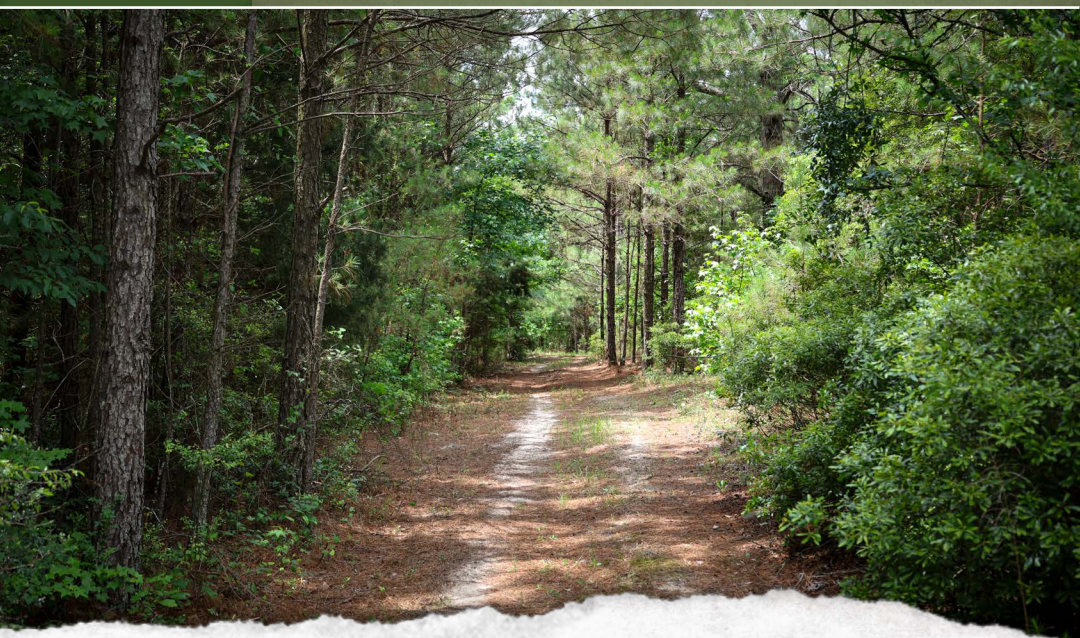
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WELCOME TO THE LINCOLN 116.8

WELCOME TO THE LINCOLN 116.8. Located on Longstraw Road in the highly sought-after Choudrant School District of Lincoln Parish, Louisiana, this 116.8± acre tract offers a rare combination of recreational value, improvements, privacy, and long-term potential.

This property has multiple road frontage access points and features an excellent internal road system that provides access throughout the entire tract, making it easy to navigate. With a strong mix of hardwood timber and pines, a creek bottom, a pond, and an abundance of wildlife habitat, the Lincoln 116.8 offers excellent deer and turkey hunting opportunities right out the back door.

One of the most impressive features is the 75' x 75' red iron shop, complete with an 18' x 75' lean-to and a finished 12' x 12' office space inside. The shop is insulated and equipped with three five-ton AC units, making it functional year-round for equipment storage, entertaining, or operating a business. All underground electric throughout the property helps preserve its clean appearance and functionality.



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MORE ABOUT THE LINCOLN 116.8

The improvements continue outside with a beautiful in-ground pool and newly constructed pool house, creating the perfect setting for entertaining family and friends after a day outdoors. The pool house is finished with custom cabinets, stained concrete floors, granite counter tops, and much more. The pool house also has one bathroom located inside.

Whether you're looking for a private recreational retreat, a future homesite, a family legacy property, or an investment opportunity in one of the most desirable areas of Lincoln Parish, the Lincoln 116.8 is a property that checks a lot of boxes. From the shop to the pool, creek bottom to the timber, this is the kind of property built to be enjoyed for generations.

**Call Josh Beckham today to schedule a private
tour and experience #TheSmallTownWay.**



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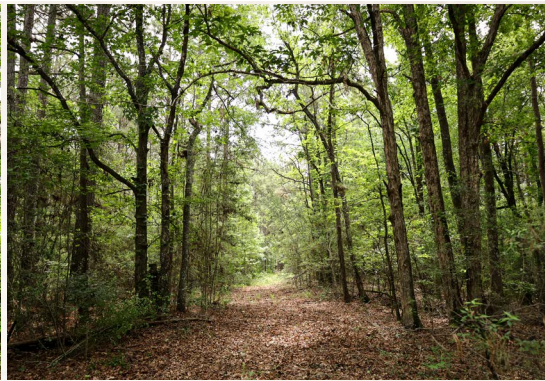
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116.8± ACRES WITH POOL & POOL HOUSE

LINCOLN PARISH, LOUISIANA



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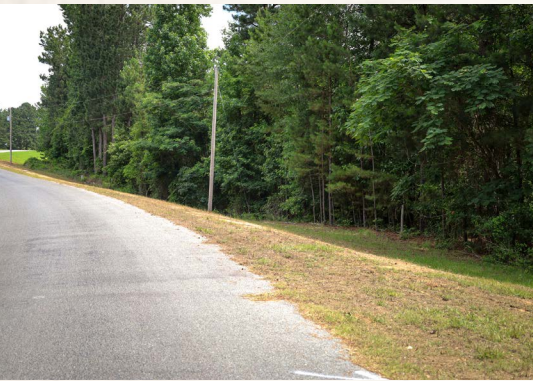
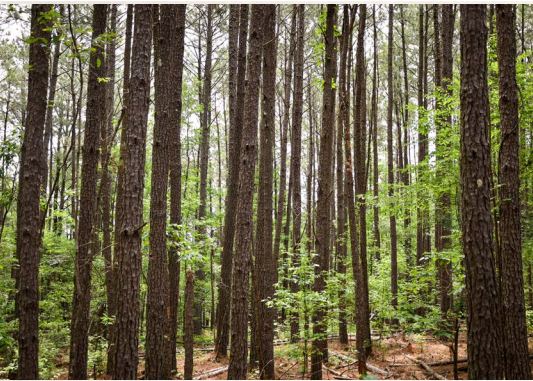
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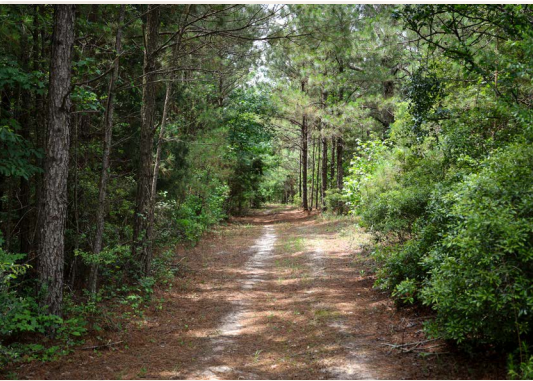
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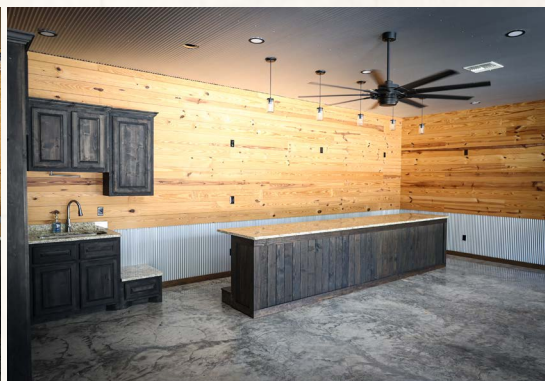
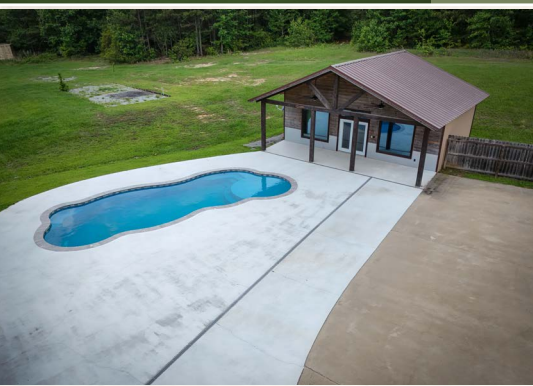
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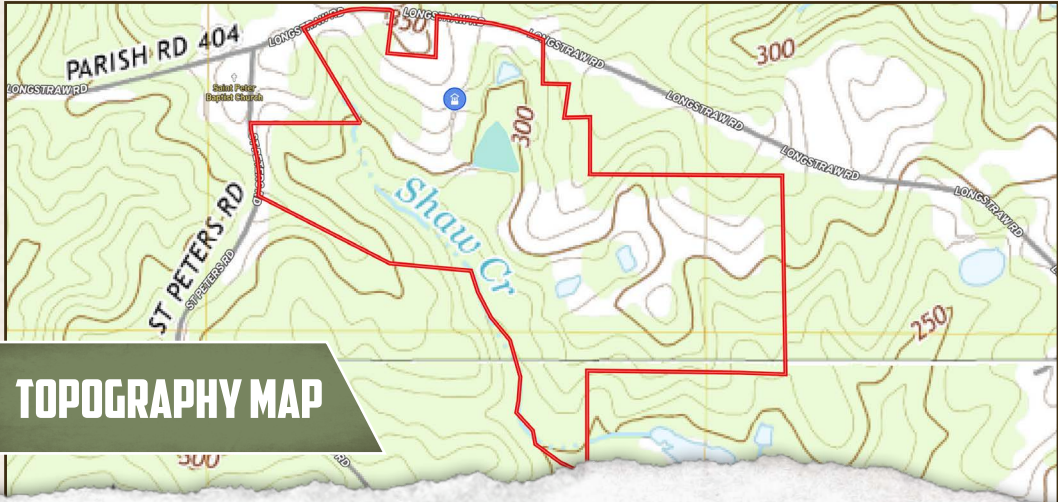
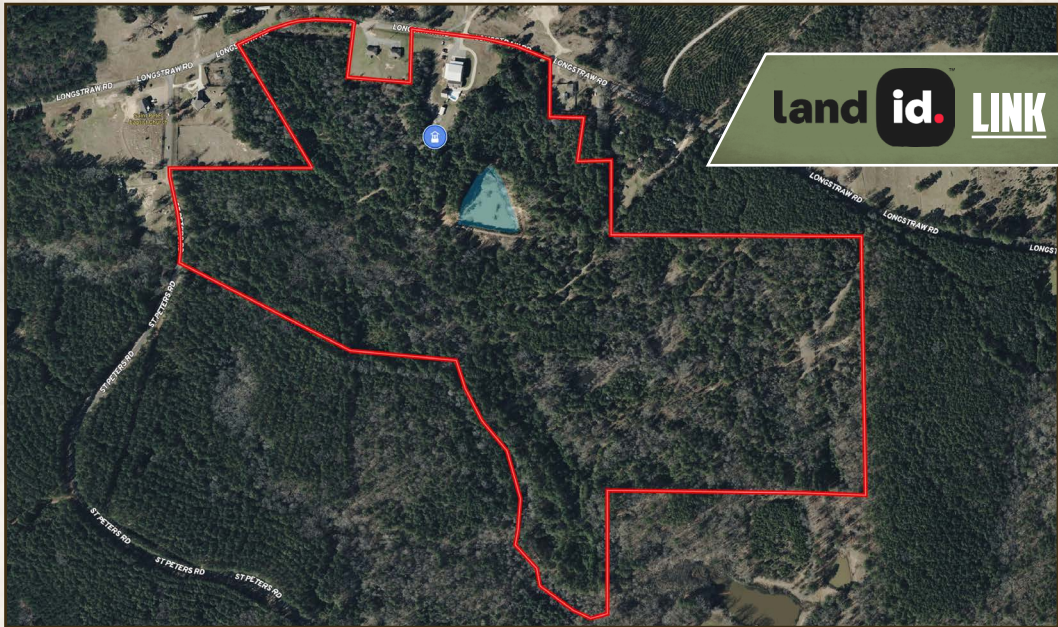
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TOPOGRAPHY MAP



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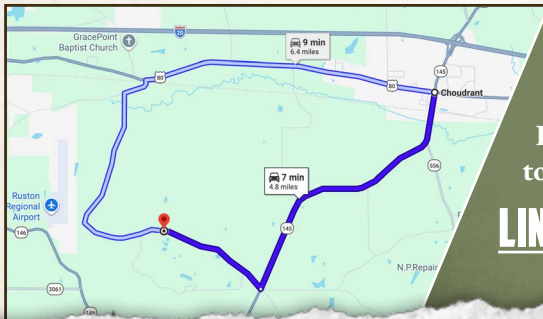
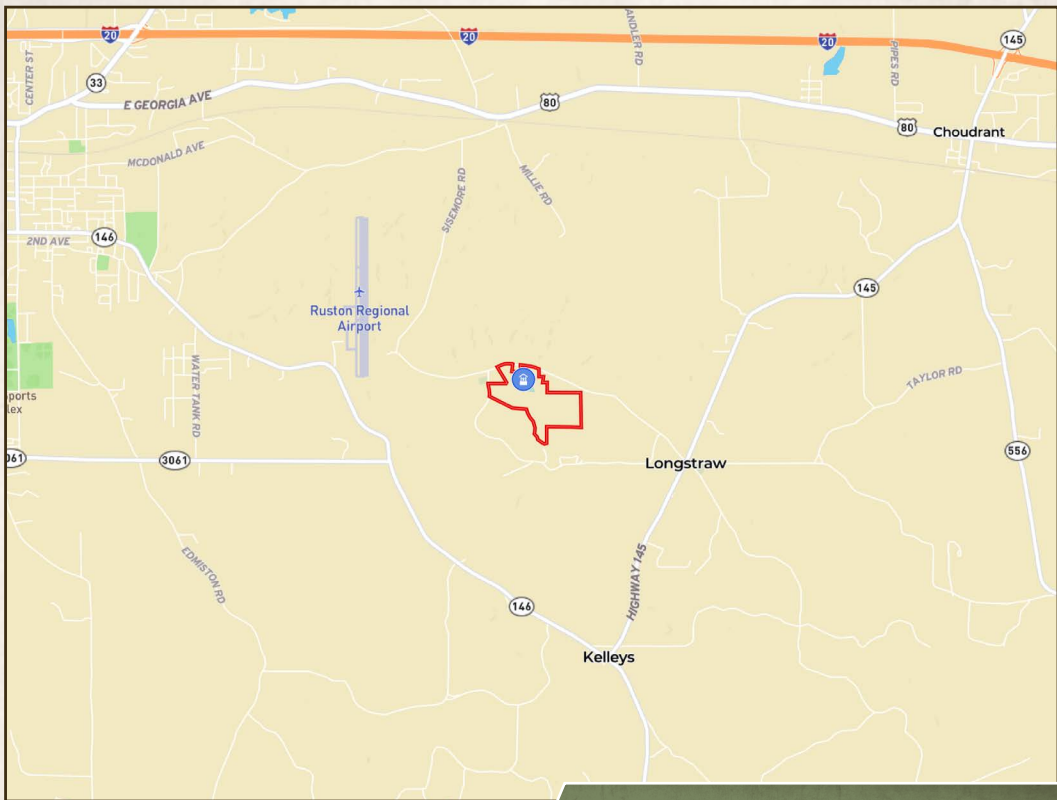
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Directions From Choudrant, LA:
Travel south on Highway 145 for 3.4 miles. Turn right onto Parish Road 404/ Longstraw Road and proceed for 1.4 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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