



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

9.5± ACRES
LINCOLN PARISH, LA
\$76,000



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

THE LINCOLN 9.5

PROPERTY PROFILE

LOCATION:

- Madden Road (Lot 4)
Ruston, LA 71270
- Lincoln Parish
- 4.3± Miles SW of
Grambling State University
- 8.2± Miles SW of
Louisiana Tech University
- 20.5± Miles N of Jonesboro

COORDINATES:

- 32.4805, -92.74025

PROPERTY USE:

- Potential Home/Cabin Site
- Developmental
- Investment

PROPERTY INFORMATION:

- 9.5± Acres
- Road Frontage
- Utilities Available
- Additional Acreage Available

TAX INFORMATION:

- Parcel #: 12174000003



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JOSH BECKHAM

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com



WELCOME TO THE LINCOLN 9.5

WELCOME TO THE LINCOLN 9.5, LOCATED NEAR RUSTON, LOUISIANA, IN LINCOLN PARISH. Lot 4 includes 9.5± acres with road frontage along Madden Road. This tract offers a solid opportunity for development, a private residence, or investment purposes.

The Lincoln 9.5 has a mostly open layout with easy access to public roads, making it suitable for a variety of uses. With its size, location, and accessibility, this tract is a practical option for those looking to build or invest in a growing area. Additional lots with acreage are available.

Contact Josh Beckham today to schedule a private showing and experience #TheSmallTownWay.



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9.5± ACRES

LINCOLN PARISH, LOUISIANA



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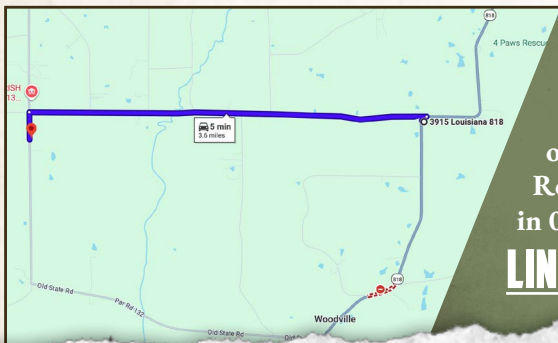
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9.5± ACRES

LINCOLN PARISH, LOUISIANA

land id. LINK



Directions from the Intersection of Highway 818 and Mondy Road in Ruston, LA: Travel west for 3.3 miles on Mondy Road. Turn left onto Madden Road, and the property will be on the left in 0.25 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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