

**LOT 11 | 0.29± ACRES**  
**TENSAS PARISH, LA**  
**\$25,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

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# THE TENSAS 0.29 - LOT 11

## PROPERTY PROFILE

### LOCATION:

- 111 Fred Bear Way  
Newellton, LA 71357
- Tensas Escape Subdivision
- Tensas Parish
- 2± Miles SE of the  
Big Lake State WMA
- 3± Miles N of  
the Buckhorn WMA
- 9± Miles W of Newellton
- 12± Miles NW of Lake Bruin
- 12± Miles S of the Tensas River  
National Wildlife Refuge

### COORDINATES:

- 32.09625, -91.38796

### PROPERTY USE:

- Potential Camp/Cabin Site
- Investment

### PROPERTY INFORMATION:

- 0.29± Acres
- Lot #11

### TAX INFORMATION:

- TBD at Closing



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**CHAD MORGAN**

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE TENSAS 0.29 - LOT 11

WELCOME TO YOUR FUTURE CAMP/CABIN SITE IN TENSAS ESCAPE SUBDIVISION, APPROXIMATELY NINE MILES WEST OF NEWELLTON, LOUISIANA. This area is widely known for producing some of the largest whitetail bucks in the state, making it a dream spot for avid hunters and outdoor enthusiasts alike. Beyond hunting, enjoy fishing, boating, and relaxing waterfront activities on Lake Bruin—just 20 minutes away.

Take advantage of the opportunity to own an affordable 0.29± acre tract in Tensas Parish, a premier outdoor destination. Whether you're looking to build a weekend retreat or a seasonal hunting camp, this lot offers the perfect base near Tensas NWR, Big Lake, and Buckhorn WMAs.

Perfectly located in one of Louisiana's most sought-after hunting regions, this property offers a prime location!

**Call Chad Morgan today to learn more  
and experience #TheSmallTownWay!**



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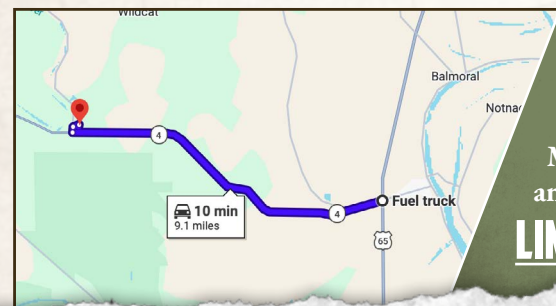
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land id. LINK



Directions From the Intersection of Highway 65 and Highway 4 in Newellton, LA: Travel 9 miles west on Highway 4. Turn right on LA 888 and in 300 feet, turn right on Par Road 110. Make another right on Fred Bear Way and the destination will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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