

PECAN GROVE ESTATES
MADISON PARISH, LA
8 TRACTS AVAILABLE

PRICES & ACREAGE VARY



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

PECAN GROVE ESTATES

PROPERTY PROFILE

LOCATION:

- Highway 65
Tallulah, LA 71282
- Madison Parish
- 7± Miles E of the Tensas
National Wildlife Refuge
- 21± Miles N of St. Joseph
- 27± Miles SW of Vicksburg, MS
- 35± Miles SE of Holly Ridge

COORDINATES:

- 32.279475, -91.213147

PROPERTY USE:

- Potential Homesites

TAX INFORMATION:

- TBD

PROPERTY INFORMATION:

- 12.026± Total Surveyed Acres
Offered as 8 Individual Tracts
- Large Mature Pecan Orchard
- Highway Frontage
- Utilities Available

ACREAGE AND PRICING:

- Tract 1: 1.5± Acres | \$40,000
- Tract 2: 1.5± Acres | \$40,000
- Tract 3: 1.5± Acres | \$35,000
- Tract 4: 1.510± Acres | \$35,000
- Tract 5: 1.516± Acres | \$35,000
- Tract 6: 1.5± Acres | \$35,000
- Tract 7: 1.5± Acres | \$35,000
- Tract 8: 1.5± Acres | \$35,000



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CHAD MORGAN

LAND SPECIALIST

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2204 N 7th Street, Suite D - West Monroe, LA 71291

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO PECAN GROVE ESTATES

WELCOME TO PECAN GROVE ESTATES, A BEAUTIFUL HOMESITE OPPORTUNITY SET WITHIN AN ESTABLISHED PECAN ORCHARD IN MADISON PARISH, LOUISIANA. The surveyed property features approximately 1,255 feet of Highway 65 frontage and is being offered in individual tracts. Choose the acreage that best fits your goals!

Set among beautiful, established pecan trees, roughly seven miles east of the Tensas National Wildlife Refuge, each unique tract offers a peaceful setting for building your dream home. Building restrictions and restrictive covenants apply, including requirements regarding the size and type of home that may be constructed.

With multiple acreage options and a scenic rural setting, Pecan Grove Estates offers the opportunity to create a homesite that fits your vision.

**Call Chad Morgan today to schedule a private showing
and experience #TheSmallTownWay!**



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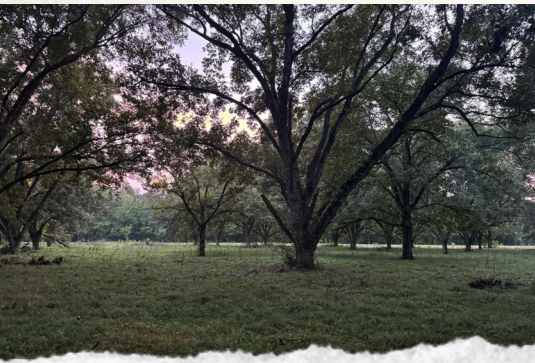
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MAISON PARISH, LOUISIANA



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MADISON PARISH, LOUISIANA



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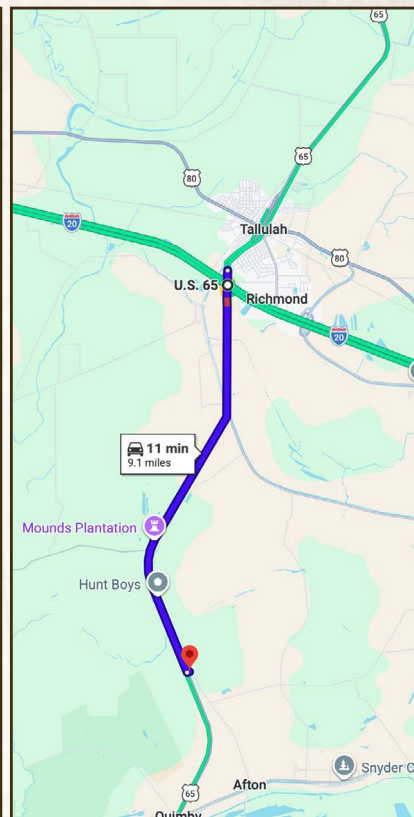
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land **id.** **LINK**



Directions From the Intersection of I-20 and US 65 in Tallulah, LA: Travel 8 miles south on US 65 to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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