

7± ACRES
UNION PARISH, LA
\$17,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE UNION 7

PROPERTY PROFILE

LOCATION:

- Private Drive
Off Hicks Frazier Road
Farmerville, LA 71241
- Union Parish
- 9± Miles SW of Farmerville
- 19± Miles NE of Ruston

COORDINATES:

- 32.6981, -92.4958

PROPERTY USE:

- Recreational
- Hunting

PROPERTY INFORMATION:

- 7± Acres
- Mixed Timber
- Creek Frontage
- Rolling Terrain
- Wildlife

TAX INFORMATION:

- \$34.31 (2024)
- Parcel: 0090048300



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HEATH EUBANKS

SPONSORING BROKER

C: 318-608-7848

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heath@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE UNION 7

SITUATED JUST OUTSIDE OF FARMERVILLE, LOUISIANA, OFF HICKS FRAZIER ROAD DOWN A PRIVATE DRIVE, THIS 7± ACRE TRACT IN UNION PARISH OFFERS A SECLUDED SETTING WITH PLENTY OF POTENTIAL. The property consists of a natural regeneration stand of pine mixed with hardwoods, making it well suited for recreational use. A large creek runs along the north end, providing a strong water feature and attracting wildlife, while the south end offers high, rolling ground. Conveniently located just outside of Farmerville, the Union 7 offers privacy without being too far from town.

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



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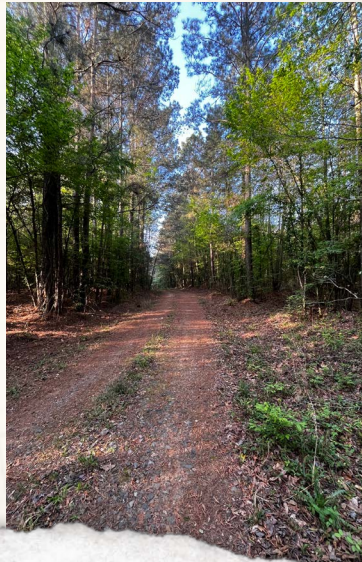
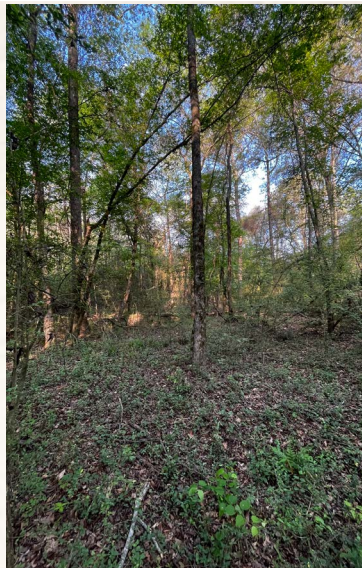
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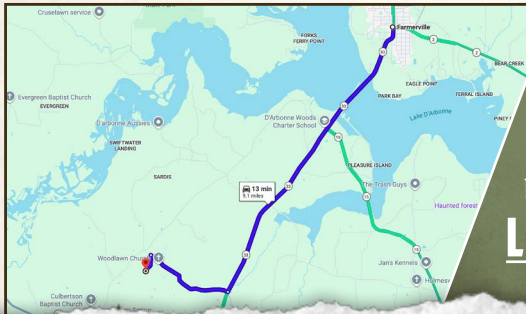
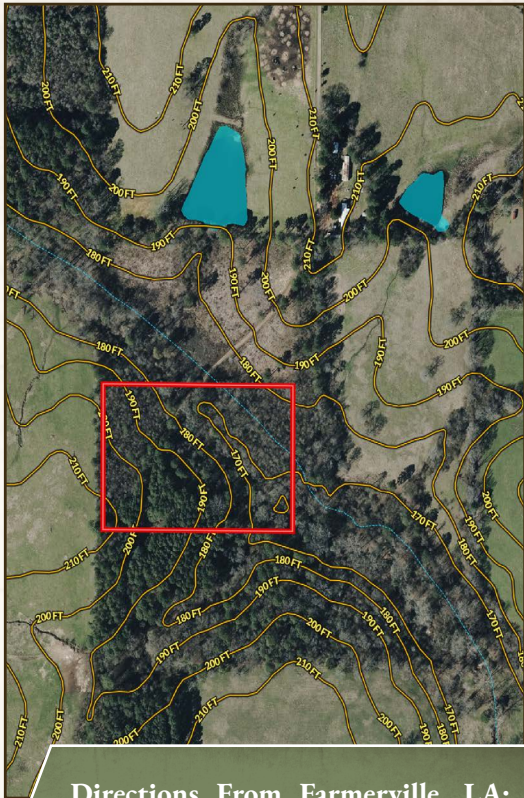
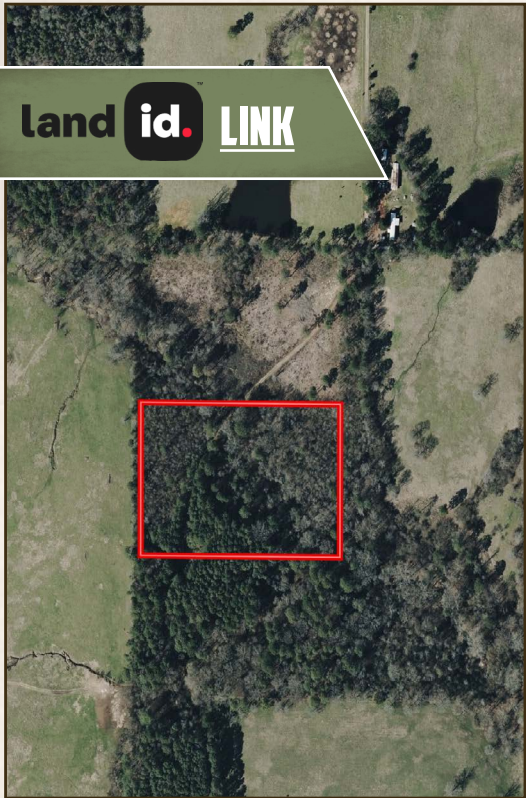
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land id. LINK



Directions From Farmerville, LA:
 Head south on Highway 33 for 6.8 miles and then turn right onto Hicks Frazier Road. After 2 miles, turn left down the private drive and continue for about 0.4 miles. The property will lie on both sides of the gravel road.

LINK TO GOOGLE MAP DIRECTIONS



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