



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

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



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

THE LINCOLN 9.48

PROPERTY PROFILE

LOCATION:

- Madden Road (Lot 5)
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:

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

TAX INFORMATION:

- Parcel #: 12174000003



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JOSH BECKHAM

LAND SPECIALIST

C: 318-548-6377

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4848 Main St. - Flora, MS 39071

smalltownproperties.com



WELCOME TO THE LINCOLN 9.48

INTRODUCING THE LINCOLN 9.48. Located with frontage on Madden Road just outside of Ruston, lot 5 features 9.48± acres in a quiet rural area of Lincoln Parish, Louisiana. This property is well suited for a residential build site, small development, or long-term investment.

Located in a peaceful setting with easy road access, the Lincoln 9.48 provides the space and flexibility many buyers are looking for. Additional adjoining lots with acreage are available, offering the option to expand or customize based on your needs.

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



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9.48± ACRES

LINCOLN PARISH, LOUISIANA



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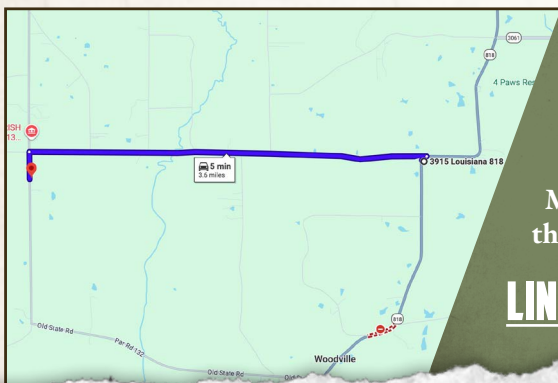
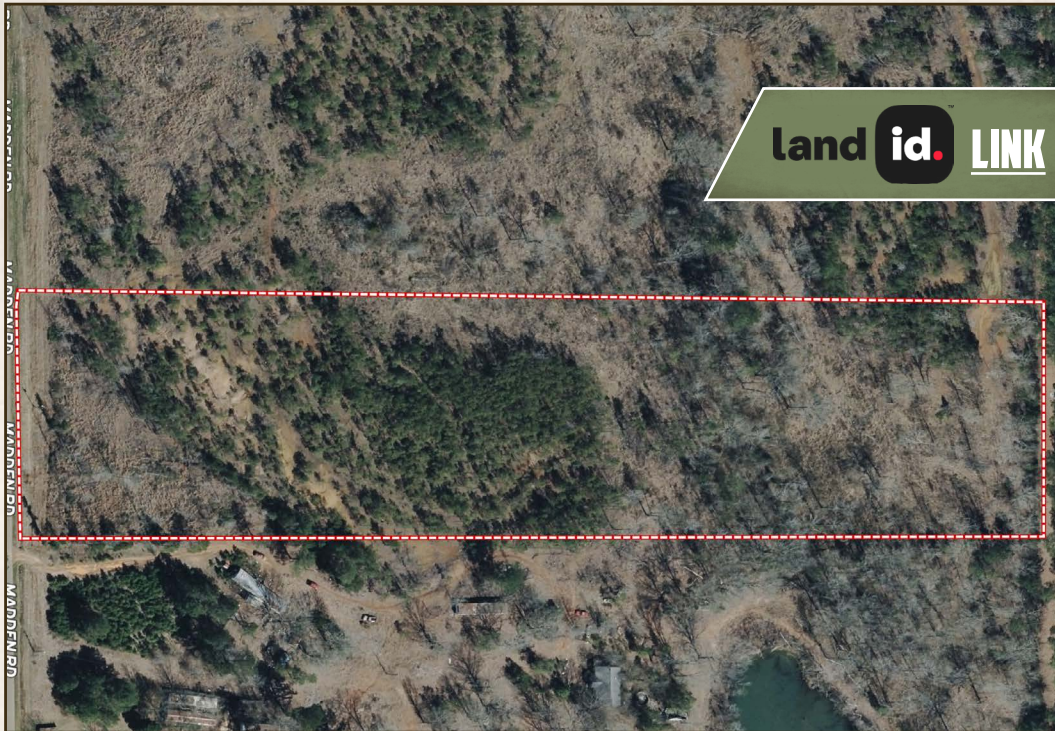
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9.48± ACRES LINCOLN PARISH, LOUISIANA

land id. LINK



Directions from the Intersection of Highway 818 and Mondy Road in Ruston, LA: Travel west 3.3 miles on Mondy Road. Turn left onto Madden Road and travel 0.3 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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