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**SOUTHERN STATES REALTY**



This property is the North 65± acres of Parish Line 152. It is a well-maintained prime tract in Northeast Lincoln Parish, zoned for the Choudrant School District, is a mere 10 miles from Ruston's city limits and 7.5 miles southwest of D'Arbonne Lake Bridge. With elevated ridges, it's perfect for new homes, multi-residential developments, large country estates, or unique residential projects. The owner recently implemented a detailed wildlife plan, planting over 33,000 trees in December 2022, transforming the land into a thriving habitat. The property boasts a year-round, north-flowing spring-fed creek, ideal for wildlife and potential agriculture. It also offers the potential for a centerpiece trophy fishing lake. Notably, a new 3000-square-foot metal shop with "Lean-To Storage areas" enhances the property's development potential, serving as a base for various land projects. This 65± Acre tract is a meticulously maintained piece of Lincoln Parish land that combines countryside charm with proximity to amenities, offering endless possibilities for development.

**165 Anderson Road, Choudrant, LA**

**32.661366, -92.489046 GPS**



**\$545,000**

**65± Acres**

