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Downsville 135 is a highly maintained 135-acre pine plantation located in the South Central portion of Union Parish. This highly managed tract is located 25 miles NE of Ruston, LA, 20 miles NW of West Monroe, LA and just 8 miles SE of Farmerville, LA. The tract is also strategically located 2-3 miles from Stowe Creek landing on beautiful Lake D'Arbonne. The tract is comprised of 85-90% highly managed 18+ year old pine plantation with the balance in hardwood creek bottoms providing excellent habitat for whitetail deer, turkey and other small game. There are 3 pipeline ROW's traversing the property and a highly maintained road system that provides good access and multiple shooting lanes. This tract would set up great for a country residential development, agriculture development or large country estate. A nice pond is located in the center of the property. If you are looking for a well-maintained recreational tract with built in income, this is the tract for you.

**Bobbie Cox Road, Downsville, LA**

32.694535, -92.379910 GPS



**\$545,000**

**135± Acres**

