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**SOUTHERN STATES REALTY**



Tract 3 of Parish Line is the Middle 35 Acres with Access from Anderson Road. Parish Line 152, 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. Parish Line 152 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



**\$295,000**

**35±  
Acres**

