



Adam Teague
 adamteague2@gmail.com
 Office: (601) 250-0017
 Cell: (318) 578-0895
 SouthernStatesRealty.com



**Southern
States Realty**



The Bear Creek 30 tract is a prime investment opportunity located within the Bear Creek community of Bienville, LA, just nine miles south of Arcadia and three miles Southeast of Bryceland on Ellis Jones Road. The property consists of approximately 6-year-old pine timber regeneration throughout, creating both a future income for the new owner and a great bedding area for the abundant whitetail deer population. With electricity available nearby and gravel road access off the SE corner, this tract would make an ideal hunting camp. The mineral rights will be conveyed with the sale and are currently producing a monthly income for the current owners. With possibilities of hunting lease income, timber, and minerals rights, this property is a trifecta for an investor.

Ellis Jones Road, Bienville, LA

32.430530, -93.949636 GPS



\$95,000

**30.0± Acres
MLS #20781853**

