



Hunter Smith

hunter@hunterenergycorp.com

Office: (601) 250-0017

Cell: (318) 245-6965

SouthernStatesRealty.com



**Southern
States Realty**



Lapine 216 is a well maintained multi-use timber tract with recreational and development opportunities built in. This tract is located in the Lapine community of West Ouachita Parish, being 15 minutes Southwest of West Monroe, 15 minutes Southeast of Calhoun, 30 minutes Southeast of Ruston, and 30 minutes Northeast of Caney Lake. The tract is comprised of a beautiful volunteer mature mixed pine/hardwood timber stand that creates immediate value and recreational opportunity for the new buyer. This tract has a very well maintained and established interior road system that allows for easy ingress and egress to all parts of the property. This tract supports a healthy whitetail deer population, along with eastern turkey and other small game that are supported by multiple food plot locations strategically located throughout the property. There are several creeks and drains that also provide ample water source for game but also provide the opportunity for a fishing pond(s)/Lake(s) construction. If you're looking for a well maintained timber tract with good access, recreational opportunities, and development opportunities, then the Lapine 216 is the one for you.

Ed Rutledge Road, West Monroe, LA

32.3927086, -92.2352993



\$795,000 216± Acres

