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**Southern
States Realty**



If you've been looking for a versatile tract in North Louisiana that checks all the boxes, this 160± acre property in Bienville Parish just north of Arcadia is one you need to see. With frontage on both East West Morgan Road and Highway 519, access is about as easy as it gets, and you're only minutes from Ruston for groceries, dining, and everything else you might need. The property features 12.5± acres of open pasture that would be perfect for a homesite, small farm, or to expand for livestock, while the balance of the land is made up of beautiful planted pine that offers both future timber value and great wildlife habitat. A 2.5± acre pond sits in a prime location and would make the perfect backdrop for a home or camp, giving you a scenic view and a place to fish or relax year-round. For the outdoorsman, this tract is set up right with a pipeline and powerline running through the property, creating ideal spots for food plots and long-range hunting opportunities. The area is well known for strong deer and turkey populations, and this property offers the diversity needed to consistently hold and hunt game. Whether you're looking to build your dream home in the country, set up a weekend getaway, or invest in a recreational property with income potential down the road, this tract has the layout and location to do it all. It's hard to find this kind of access, usability, and natural beauty all wrapped into one property in this area.

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167 E West Morgan, Arcadia, LA

32.58075, -92.92145 GPS



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\$672,000

**160± Acres
MLS #4147626**



#HUNTINGLANDMAN