



**50± ACRES**  
**UNION PARISH, LA**  
**\$167,500**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (318) 974-8185 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



## LOCATION:

- L Albritton Road  
Bernice, LA 71222
- Union Parish
- 4.8± Miles SE of Bernice
- 18.3± Miles E of Farmerville
- 20.7± Miles N of Ruston

## PROPERTY USE:

- Potential Timber Investment
- Potential Home/Camp Site
- Hunting
- Recreational

## PROPERTY INFORMATION:

- 50± Acres
- Pine Plantation
- Road Frontage
- Utilities Nearby
- Mineral Rights Reserved

## TAX INFORMATION:

- Parcel ID: 0040099500
- Taxes: TBD

## COORDINATES:

- 32.78294, -92.63703



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**HEATH EUBANKS**  
SPONSORING BROKER

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4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

# WELCOME TO THE UNION 50

IF YOU HAVE BEEN LOOKING FOR A PLACE TO SPREAD OUT A LITTLE, THIS 50± ACRE TRACT IN UNION PARISH IS WORTH CONSIDERING! Situated less than five miles southeast of Bernice, LA, this tract consists of a young pine plantation, giving you plenty of future potential while also being a good piece of ground to enjoy right now. The property has a nice mix of high ground, and the rolling terrain adds character. Frontage along L Albritton Road makes access a breeze.

The property is large enough to do some hunting, and there are a couple of nice spots on the higher ridges that could make a great homesite. Mix convenience, elbow room, and a natural setting, and this Union Parish tract would make a fine place to call your own.

**Contact Heath Eubanks today to schedule a private tour and experience #TheSmallTownWay!**



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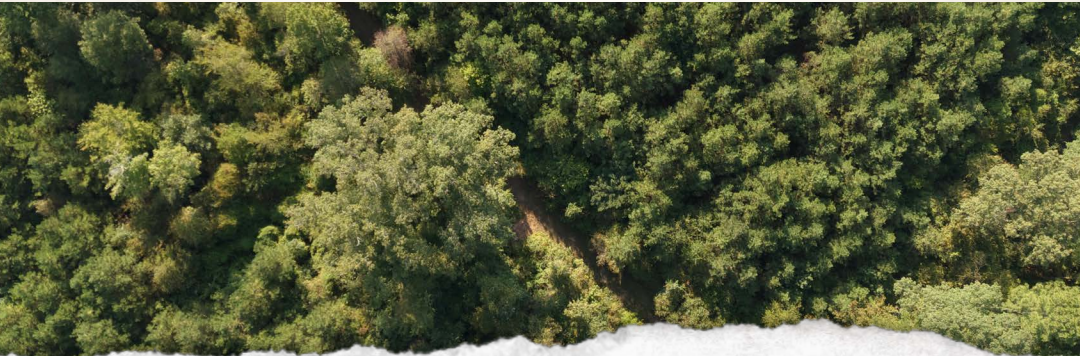
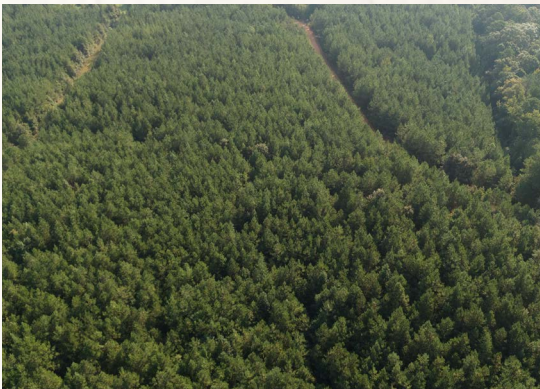
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Information is believed to be accurate but not guaranteed.



50± ACRES

UNION PARISH, LOUISIANA



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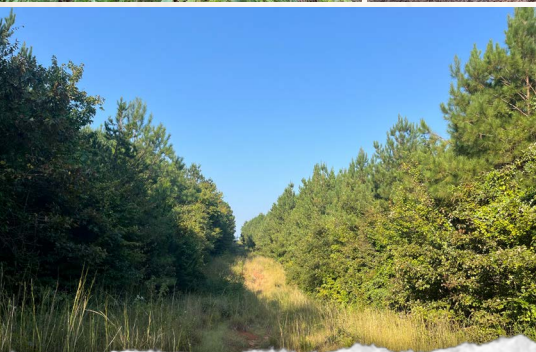
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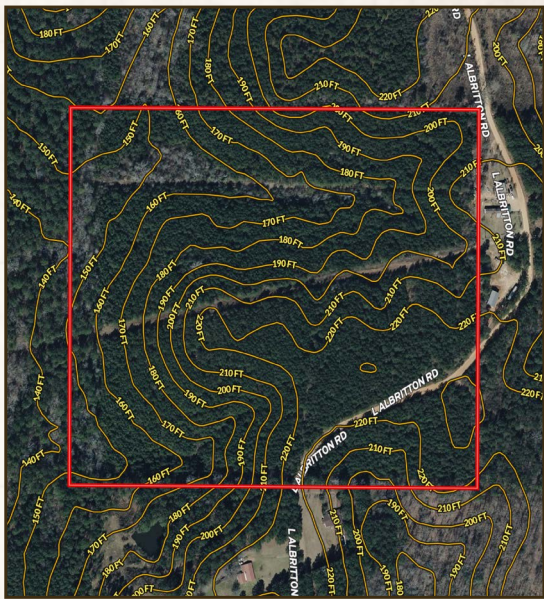
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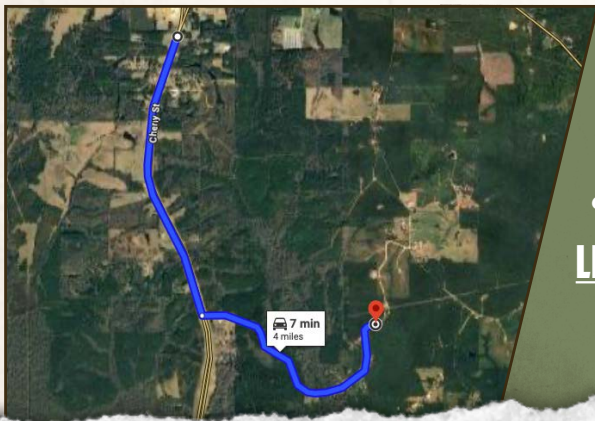
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UNION PARISH, LOUISIANA

## TOPOGRAPHY MAP



land id. LINK



Directions From Bernice, LA:  
Travel 2.1 miles south on US-167.  
Turn left on L Albritton Road and  
continue 1.9 miles to the property  
on both sides of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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