



Hunter Smith

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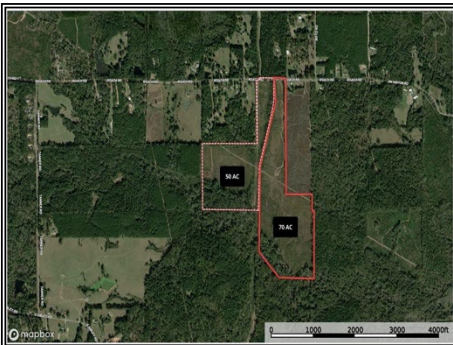
**SOUTHERN
STATES REALTY**



Lincoln Parish land continues to appreciate year in and year out and the Sibley 70 is right in the sweet spot to continue that trend, Choudrant, LA. The Sibley 70 is part of a highly managed 6-7 year old pine plantation located 7 miles NE of the Choudrant, LA exit on I-20, 5 miles East of Squire Creek Country Club, 15 miles NE of Ruston, LA and 20 miles NW of West Monroe, LA. The Sibley 70 is made up of mainly highly managed pine plantation with multiple hardwood timber components on the South end of the tract. The hardwood components make for great deer and small game hunting opportunities. The property also has two pipelines running through the property that will add to the hunting opportunities. This tract sets up perfect for the family or multiple families looking for a recreational tract that also provides producing income from the pine plantation. Lastly, the tract could be bought and then divided for multiple family country estate sites or possible development opportunities. Not to mention, the tract is in the highly sought after Choudrant School District. This tract can be bought with an additional 50 acres adjacent as well. Lincoln Parish land doesn't last long so, don't wait and call Hunter Smith, Realtree Landpro at 318.245.6965 to go see this tract.

1094A Roach Road, Choudrant, LA

32.570419, -92.422253 GPS



\$367,500

**70 Acres
MLS #201871
UC #23042-01871**

