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Walnut Creek 700 is a multi-aged timber tract located in western Lincoln Parish, LA, situated along Interstate 20. The tract is located just North of Simsboro, LA, being 16 miles West of Ruston, LA, and 58 miles East of Shreveport, LA. With three different aged timber stands on the property, there is diverse habitat that provides homes to whitetail deer and other small game. The property has over a mile of Interstate 20 frontage (1/2 mile on North side and 1/2 mile on South side of I-20) adjacent to an interstate overpass that could provide future commercial development and Billboard advertisement opportunities, while also having potential for residential development and agriculture/poultry development. With a well-established interior road system, multiple electric and pipeline right-of-ways, the property sets up perfectly for a multi-use recreational tract including hunting, ATV riding and general recreation. With multiple creek bottoms and drains on the property, there are multiple opportunities for water feature construction including fish lakes and ponds. The property is subject to a 99 year timber and surface lease to Weyerhaeuser Company that will expire in 26 years. Any and all surface/timber rights are controlled by subject lease.

**Walnut Creek Road, Simsboro, LA**

**32.552539 -92.847488 GPS**



**\$925,000**

**700± Acres**

