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**Southern
States Realty**



The D'Arbonne 166 is a well-maintained, versatile recreational and investment property in North Louisiana's Piney Hills, situated in southern-central Union Parish, 17 miles from Ruston, LA. It features over half a mile of highway frontage on State Hwy 151 West. The property includes a 2,000+ square foot, four-bedroom craftsman-style cabin, a traditional hay barn, an enclosed workshop, and two storage structures. The cabin, perfect for family gatherings, has a natural stone fireplace and a screened porch. The tract has two timber stands: a 16-18 year old pine plantation ready for thinning, and a 4-5 year old pine plantation. It offers diverse habitats for wildlife, managed interior roads, multiple access points, a natural gas pipeline, deer stands, and two ponds. The property provides numerous recreational opportunities and potential for subdivision into smaller estates, offering immediate income and long-term family enjoyment.

Hwy 151, Farmerville, LA

32.680442, -92.499057 GPS



\$995,000

**166± Acres
4 Bed/2 Bath**

