



Lot 3 consists of 12.382 acres with direct frontage on Madden Road in Lincoln Parish. Located just outside Ruston, LA this property offers a strong opportunity for residential development, a large home site, or long-term land investment. The tract is mostly open, providing a workable footprint for construction or a small subdivision. With public road access, proximity to utilities, and the growing demand in the area, this property is well positioned for builders, investors, or individuals looking to secure land in a strategic location. Additional lots with acreage are available.

0 Madden Road, Ruston, LA

32.8092, -92.74188 GPS



**\$99,250**

**12.382± Acres  
MLS #215461**



**Josh Beckham**  
beckhamjosh5@gmail.com  
Office: (601) 250-0017  
Cell: (318) 548-6377  
SouthernStatesRealty.com