

**24± ACRES**  
**UNION PARISH, LA**  
**\$117,600**



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

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## LOCATION:

- Cranford Road  
Farmerville, LA 71241
- Union Parish
- 5± Miles SW of Lake D'Arbonne
- 9± Miles SW of Farmerville
- 17± Miles NE of Ruston
- 33± Miles NW of Monroe

## PROPERTY USE:

- Potential Home/Cabin Site
- Hunting
- Recreational

## COORDINATES:

- 32.702, -92.50135

## TAX INFORMATION:

- \$34.31 (2024)
- Parcel: 0090048300

## PROPERTY INFORMATION:

- 24± Acres
- Mixed Timber
- 2 Creeks
- Frontage on Cranford Road
- Utilities Nearby



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**HEATH EUBANKS**

SPONSORING BROKER

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4848 Main St. - Flora, MS 39071

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# WELCOME TO THE UNION 24

THIS 24± ACRE TRACT IN UNION PARISH, LOUISIANA, RIGHT OUTSIDE OF FARMERVILLE, OFFERS A GREAT BLEND OF SECLUSION AND CONVENIENCE IDEAL FOR A HOMESITE, WEEKEND CAMP, OR SMALL HUNTING GETAWAY. The property is uniquely split by Cranford Road, providing easy access and multiple options for layout and use.

With utilities available nearby, you've got a solid foundation in place to build without the hassle. Whether you're looking to put a home on one side and keep the other as your hunting or recreational ground or simply enjoy a quiet country setting, the Union 24 sets up well.



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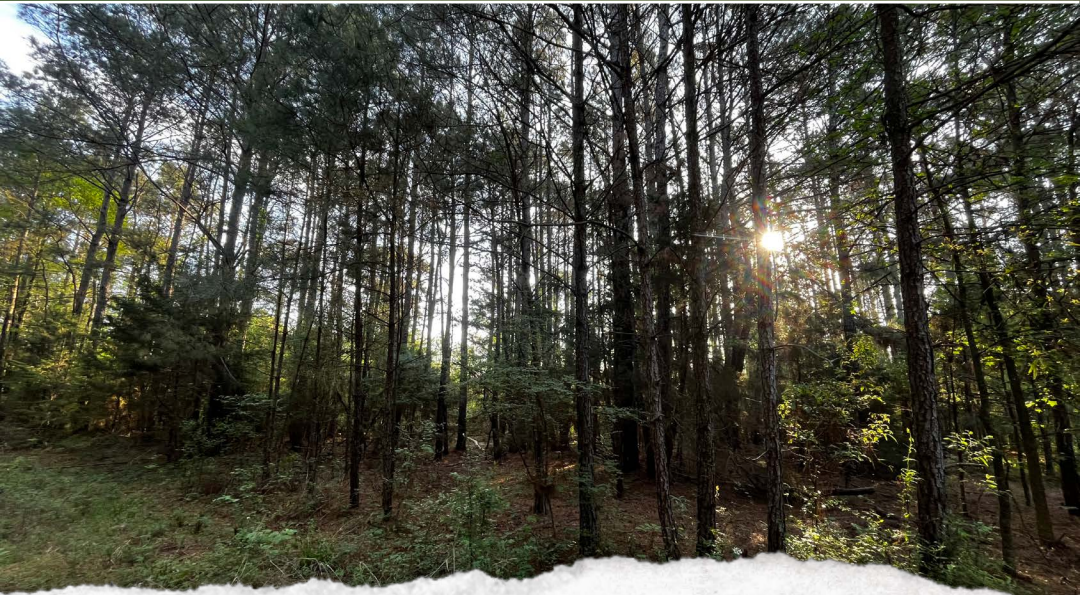
# MORE ABOUT THE UNION 24

The land is made up primarily of naturally regenerated pine timber with a mix of hardwoods scattered throughout, creating a healthy habitat for wildlife. Two creeks run through the Union 24, adding both character and a natural draw for deer and other game—you may very well catch them right out your back door.

Located just 12± minutes from the heart of Farmerville, you're close enough to town for convenience while still enjoying the peace and quiet of the countryside. And for the outdoorsman, Lake D'Arbonne is just a short drive away, offering excellent fishing and recreation.

If you've been looking for a manageable-sized tract with good access, natural features, and strong potential, the Union 24 is worth considering.

**Contact Heath Eubanks today to schedule a private showing and experience #TheSmallTownWay.**



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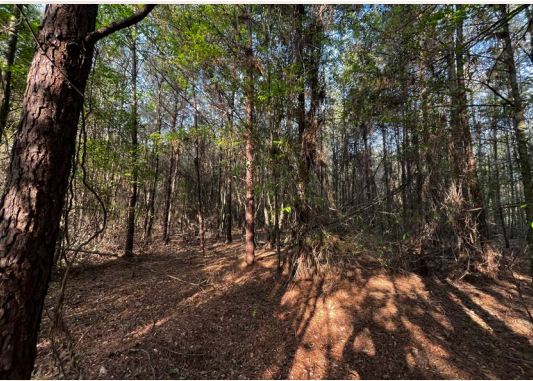
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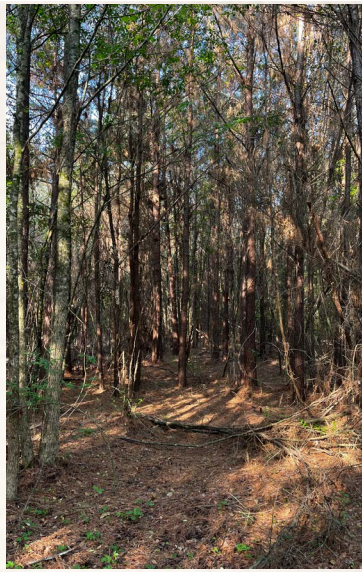
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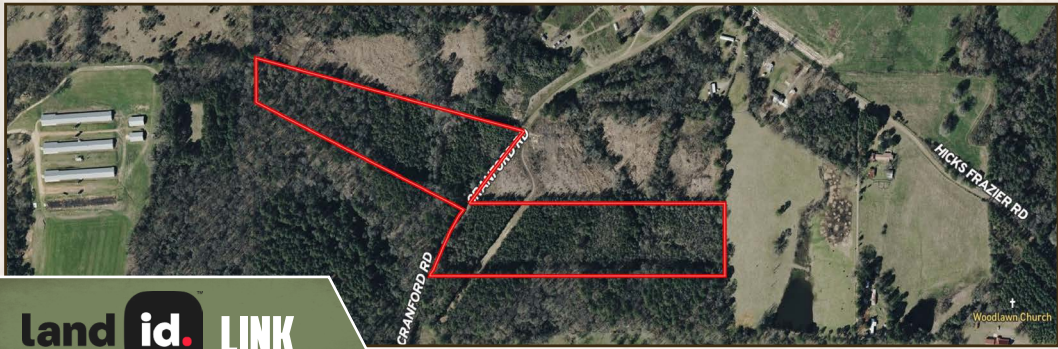
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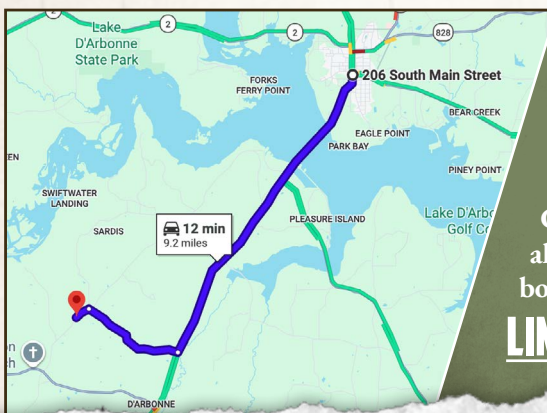
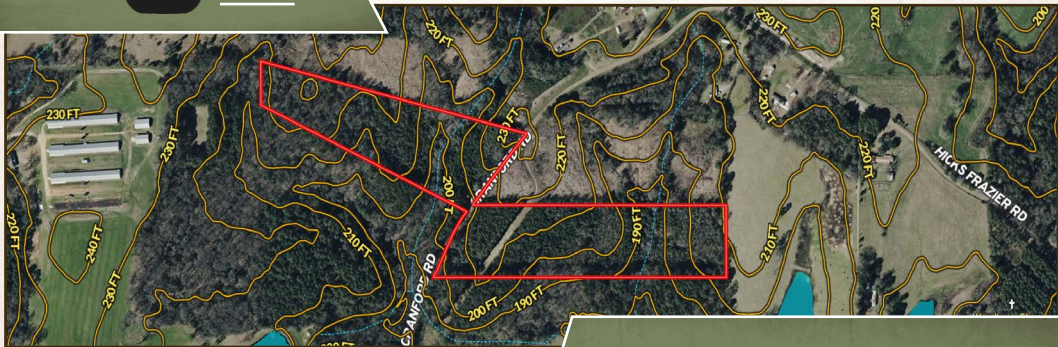
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land id. LINK



Directions from the Intersection of Highway 2 and Main Street in Farmerville, LA: Travel south on Highway 33 for 6.8 miles and then turn right onto Hicks Frazier Road. Continue for 2.1 miles. Turn left onto Cranford Road, and the property will be ahead in 0.3 miles. The property lies on both sides of Cranford Road.

**LINK TO GOOGLE MAP DIRECTIONS**



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