



# SMALLTOWN

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

**40± ACRES**  
**MOREHOUSE PARISH, LA**  
**\$130,000**

OFFICE (318) 974-8185 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE MOREHOUSE 40

## PROPERTY PROFILE

### LOCATION:

- Milton White Road  
Bastrop, LA 71222
- Morehouse Parish
- 8± Miles SE of the  
Bussey Brake Reservoir
- 25± Miles SE of Crossett, AR
- 30± Miles NE of Monroe
- 34± Miles NW of the  
Meta Hyperion Data Center

### COORDINATES:

- 32.8173885, -91.8643933

### TAX INFORMATION:

- Parcel #: 40320045

### PROPERTY USE:

- Hunting
- Investment
- Recreational
- Development
- Potential Cattle Operation
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 40± Acres
- Mixed Timber
- Established Food Plot
- Paved Road Frontage
- Utilities Available



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**JOSH BECKHAM**

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE MOREHOUSE 40

WELCOME TO THE MOREHOUSE 40, AN AFFORDABLE CUTOVER TRACT IN MOREHOUSE PARISH, LOUISIANA, THAT HAS NATURALLY REGENERATED BUT IS FILLED WITH PLENTY OF POTENTIAL! This 40± acre tract is located within a few minutes of downtown Bastrop and only 30± minutes from Monroe.

With over 0.5± miles of Milton White Road frontage, the Morehouse 40 provides an excellent opportunity for rural homesite development, future timber investment, potential pasture and cattle grazing development, as well as a recreational tract to include big game and small game hunting. The Morehouse 40 also offers exceptional convenience to the famous Bussey Brake Reservoir.

Contact **Josh Beckham** today to schedule a private showing of the Morehouse 40 and experience #TheSmallTownWay.



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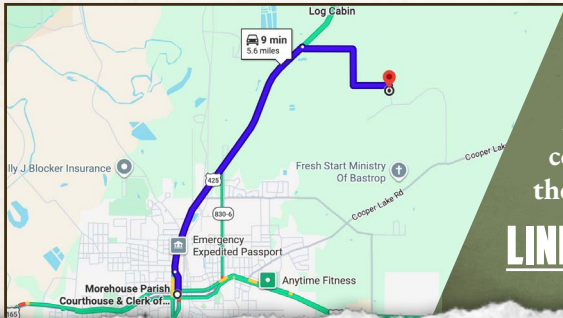
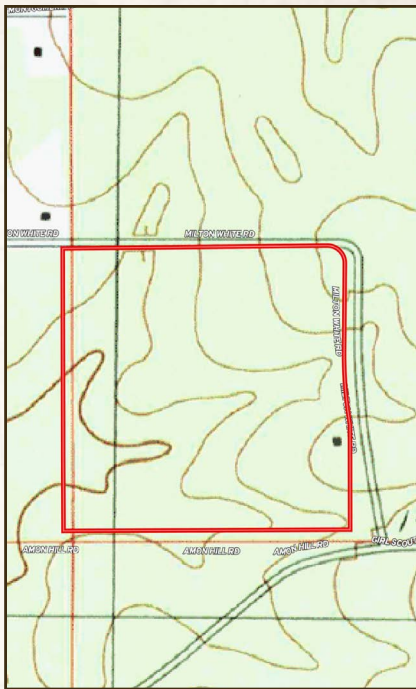
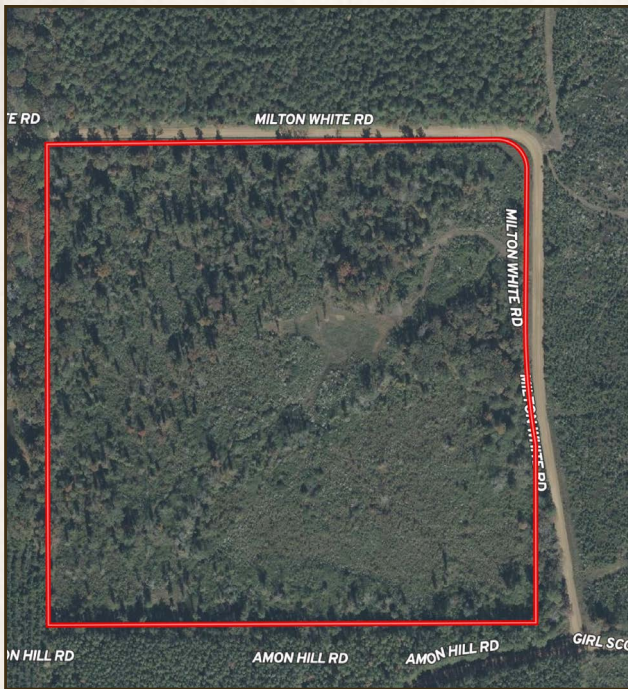
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40± ACRES

MOREHOUSE PARISH, LOUISIANA

land id. LINK

# TOPOGRAPHY MAP



Directions From Bastrop, LA: Travel 3.5 miles north on Highway 425. Turn right onto Milton White Road and continue for 1.7 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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