



**40± ACRES**  
**CLAIBORNE PARISH, LA**  
**\$80,000**



**SMALLTOWN**

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

**OFFICE (318) 974-8185**



# THE CLAIBORNE 40

## PROPERTY PROFILE

### LOCATION:

- Off Hunt Plant Road  
Lisbon, LA 71040
- Access via Historical Timber  
Roads
- Claiborne Parish
- 10± Miles W of Bernice
- 29.2± Miles N of Ruston

### COORDINATES:

- 32.83437, -92.78359

### PROPERTY USE:

- Hunting
- Future Timber Investment

### PROPERTY INFORMATION:

- 40± Acres
- Within the Middle  
Fork Creek Bottom
- No Deeded Access
- Recent Timber Thinning
- Wildlife

### TAX INFORMATION:

- Parcel ID: 0100050690
- Taxes: TBD



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**HEATH EUBANKS**

SPONSORING BROKER

C: 318-608-7848

O: 318-974-8185

[heath@smalltownproperties.com](mailto:heath@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE CLAIBORNE 40

**IF YOU ARE IN THE MARKET FOR A SOLID HUNTING SPOT, THIS 40± ACRE TRACT IS TOUGH TO BEAT!** Tucked back in the Middle Fork Creek bottom, this Claiborne Parish, LA tract offers a mix of future timber potential and wildlife.

There's plenty of deer and turkey in the area, and the recent timber thinning has opened things up just enough to give the deer plenty of bedding and browse. There are multiple locations offering fantastic spots for box stands. This is the kind of place you can slip into and enjoy some real peace and quiet in the woods.

Access to the tract is via a well-maintained historical timber road but does not have deeded access. Still, it's good enough to get in and out without much trouble. Whether you're looking for a weekend hunting camp or just a great spot to invest in some land, the Claiborne 40 is worth considering.

**Contact Heath Eubanks today to learn more  
and schedule a private tour.**



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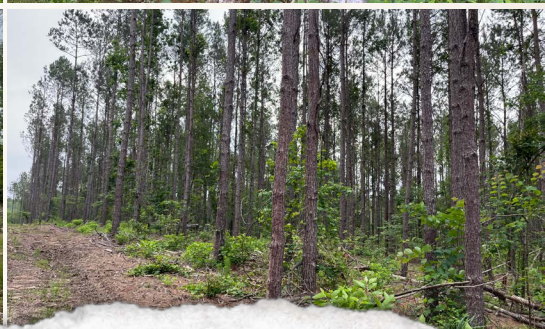
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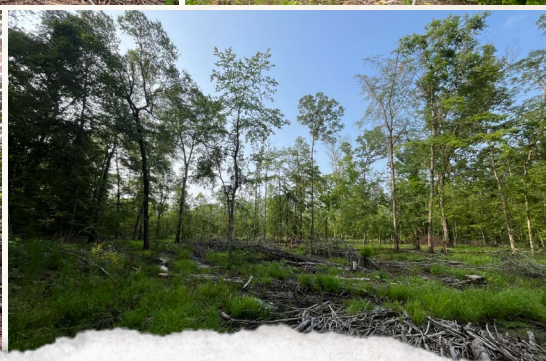
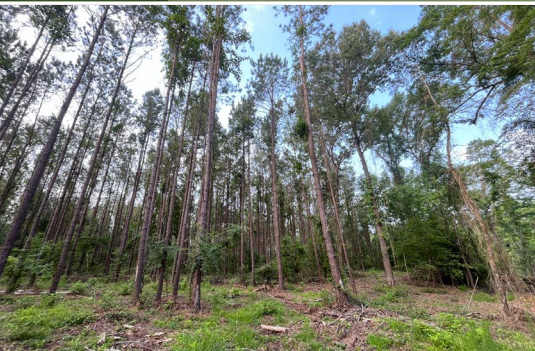
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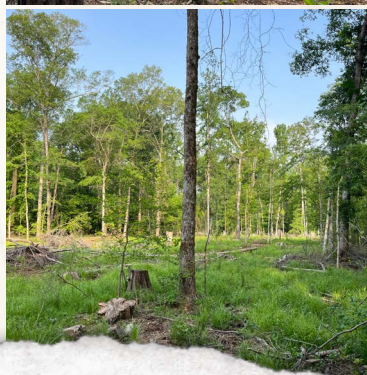
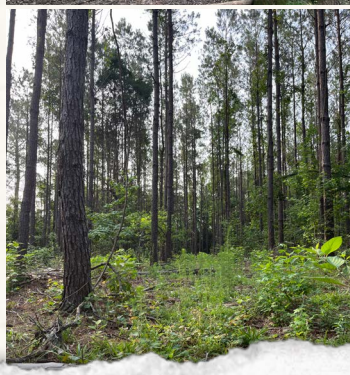
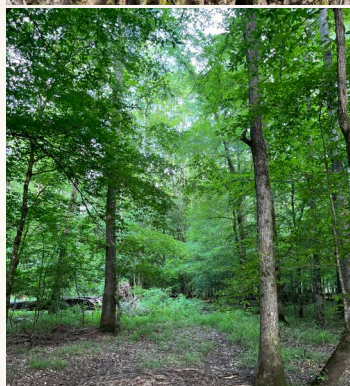
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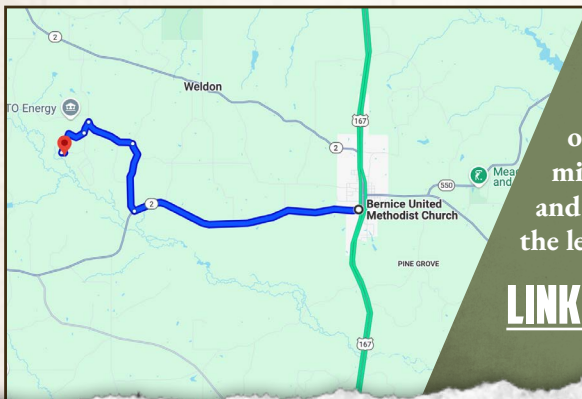
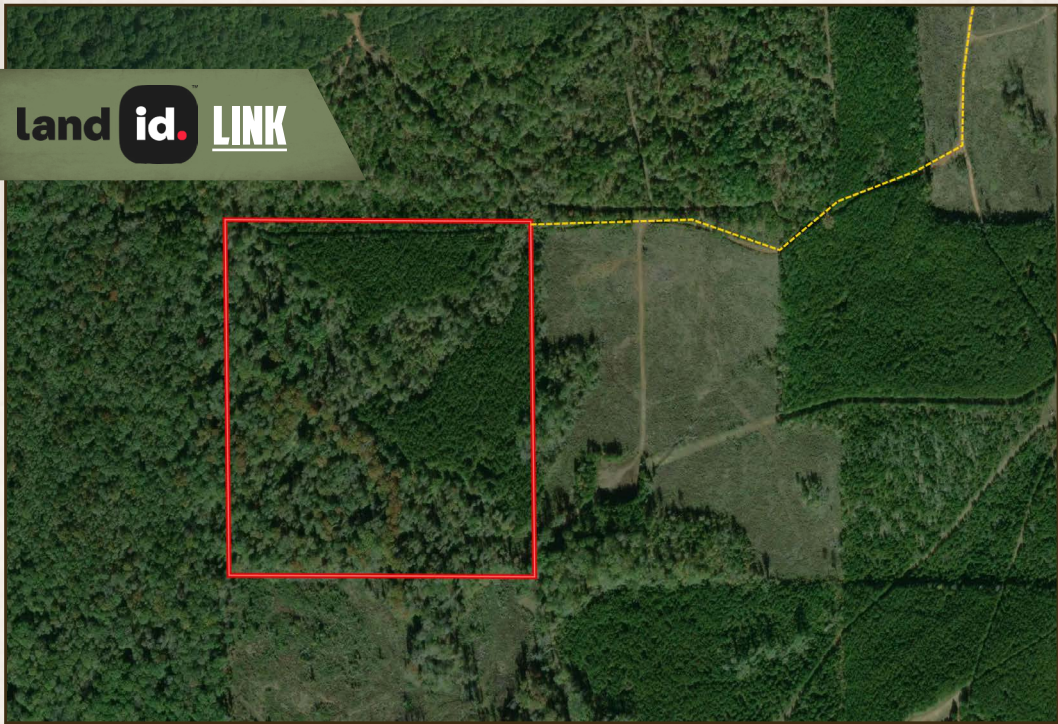
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land id. LINK



Directions From Bernice, LA: Travel 6 miles west on HWY 2. Turn right on Buck Green Road and proceed 2 miles. Turn left on Hunt Plant Road and continue 1.3 miles. A timber road on the left will lead to the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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