

LOT 11 | 0.29± ACRES
TENSAS PARISH, LA
\$25,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

THE TENSAS 0.29 - LOT 11

PROPERTY PROFILE

LOCATION:

- 111 Fred Bear Way
Newellton, LA 71357
- Tensas Escape Subdivision
- Tensas Parish
- 9± Miles W of Newellton
- 11.8± Miles N of
the Buckhorn WMA
- 15± Miles NW of Lake Bruin
- 17± Miles SE of the
Big Lake State WMA
- 38± Miles S of the Tensas River
National Wildlife Refuge

COORDINATES:

- 32.09625, -91.38796

PROPERTY USE:

- Potential Camp/Cabin Site
- Investment

PROPERTY INFORMATION:

- 0.29± Acres
- Lot #11

TAX INFORMATION:

- TBD at Closing



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CHAD MORGAN

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE TENSAS 0.29 - LOT 11

WELCOME TO YOUR FUTURE CAMP/CABIN SITE IN TENSAS ESCAPE SUBDIVISION, APPROXIMATELY NINE MILES WEST OF NEWELLTON, LOUISIANA. This area is widely known for producing some of the largest whitetail bucks in the state, making it a dream spot for avid hunters and outdoor enthusiasts alike. Beyond hunting, enjoy fishing, boating, and relaxing waterfront activities on Lake Bruin—just 20 minutes away.

Take advantage of the opportunity to own an affordable 0.29± acre tract in Tensas Parish, a premier outdoor destination. Whether you're looking to build a weekend retreat or a seasonal hunting camp, this lot offers the perfect base near Tensas NWR, Big Lake, and Buckhorn WMAs.

Perfectly located in one of Louisiana's most sought-after hunting regions, this property offers a prime location!

**Call Chad Morgan today to learn more
and experience #TheSmallTownWay!**



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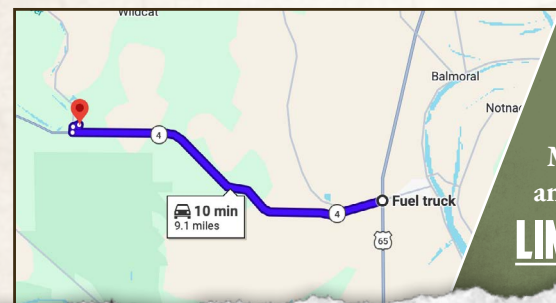
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land id. LINK



Directions From the Intersection of Highway 65 and Highway 4 in Newellton, LA: Travel 9 miles west on Highway 4. Turn right on LA 888 and in 300 feet, turn right on Par Road 110. Make another right on Fred Bear Way and the destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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