



LAND FOR SALE

TRACT NAME: Adron Woodard Rd #1

TRACT ATTRIBUTES

ACRES: 80 more or less

LEGAL DESCRIPTION: T2S-R8W Section 26; SW1/4 of the SW1/4 & Section 35; NW1/4 of the NW1/4
Beauregard Parish

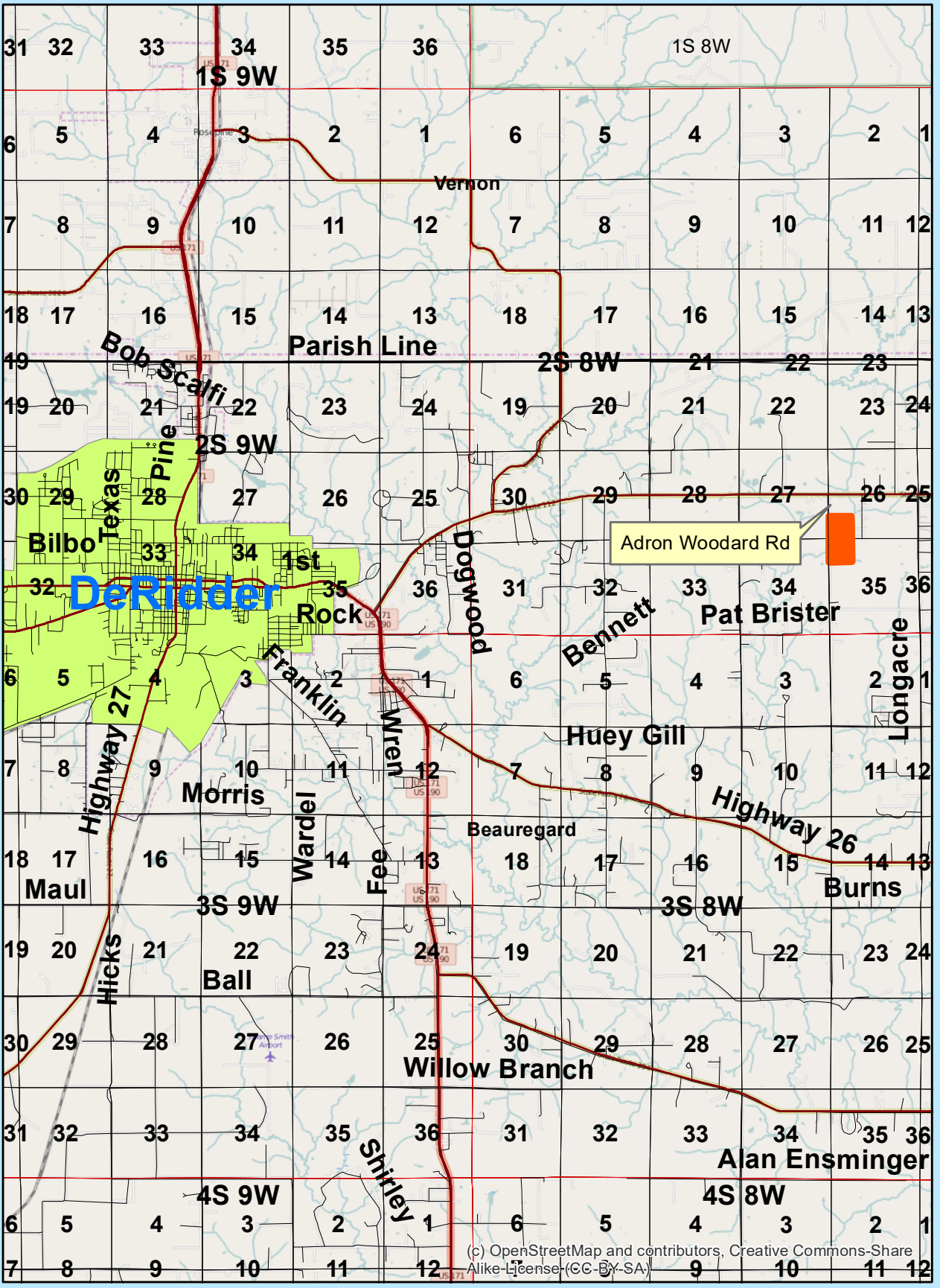
DRIVING DIRECTIONS: From the intersection of US 171 and La. Hwy 112, travel east on La Hwy 112 for approximately 5 miles, turn south on Adron Woodard Road and continue for 1/4 miles, Tract is on the left.

ACCESS: Access is good with 1/2 mile of frontage along Adron Woodard Road.

DESCRIPTION: Several potential homesites exist on this tract, as well as the opportunity for ponds. If reforested this would be a great recreation/timber investment tract.

UTILITIES: Electricity, phone, rural water

PRICE: 80 acres @ \$2,750/acre; 40 acres @ \$3,000/acre; 20 acres @ \$3,500/acre



(c) OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)



0 1.75 3.5 Miles
 1:100,000
 1 in = 8,333.33 feet

Highway 112

27

26

Whipperwill

Beauregard

Adron Woodard

2S 8W

34

35

Crosby
Adron Rd Tract 1



0 0.125 0.25 Miles
1 in = 660 feet 1:7,920