



LAND FOR SALE

TRACT NAME: Adron Woodard Rd #2

TRACT ATTRIBUTES

ACRES: 40 more or less

LEGAL DESCRIPTION: T2S-R8W Section 34; NE1/4 of the NE1/4 Beauregard Parish

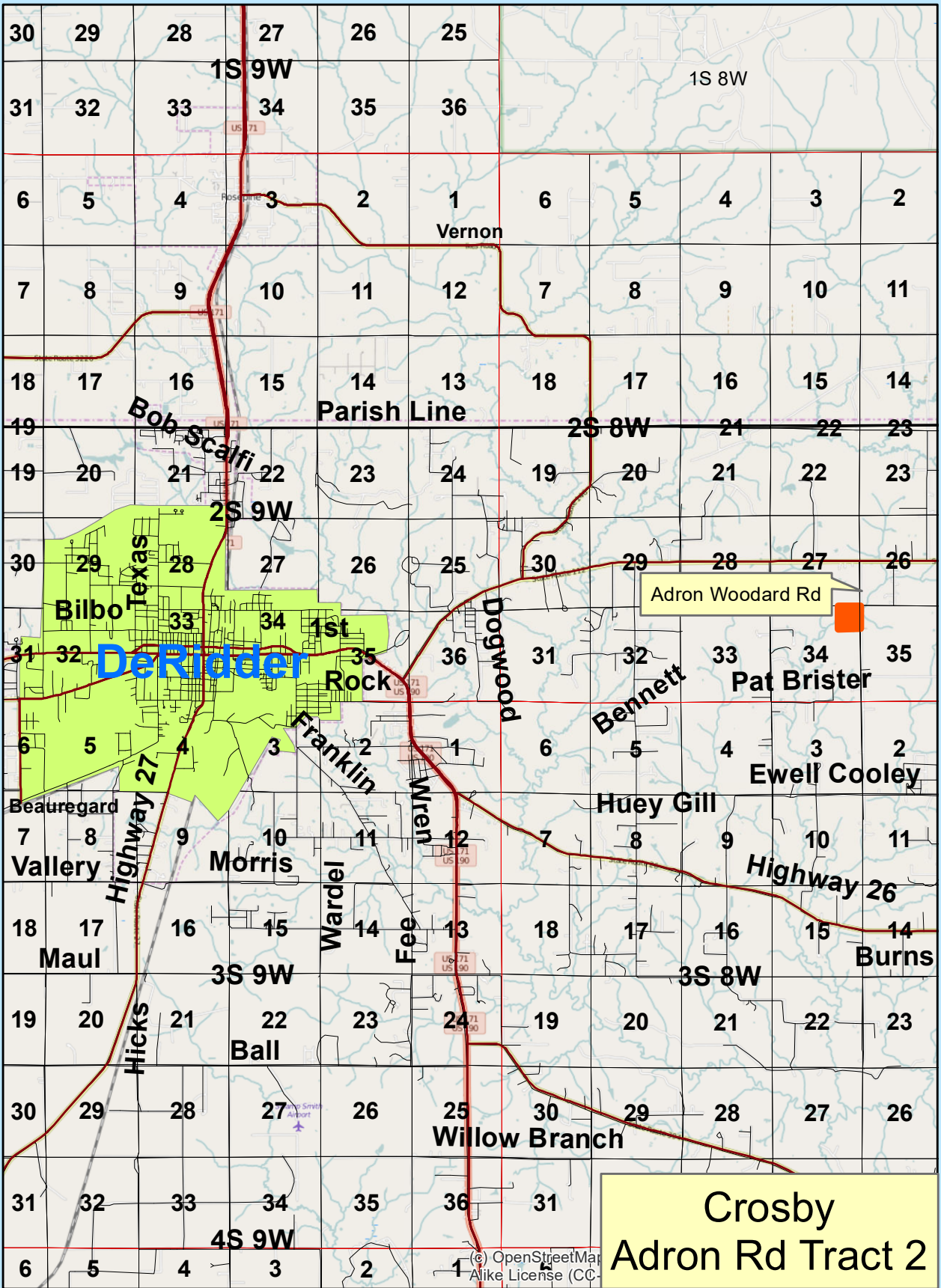
DRIVING DIRECTIONS: From the intersection of US 171 and La. Hwy 112, travel east on La Hwy 112 for approximately 5 miles, turn south on Adron Woodard Road and continue for 1/2 miles, Tract is on the right.

ACCESS: Access is good with 1/4 mile of frontage along Adron Woodard Road.

DESCRIPTION: Deer Creek meanders across this tract providing habitat for native wildlife amongst the oaks that are growing. This is a fertile site with potential for both pasture or timber. Homesites exist along the northern half of the property.

UTILITIES: Electricity, phone, rural water

PRICE: 40 acres @ \$3,000/acre



**Crosby
Adron Rd Tract 2**



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

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Highway 112

27

26

Beauregard

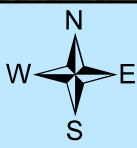
2S 8W

Adron Woodard

34

35

Crosby
Adron Rd Tract 2



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