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States Realty**



Evergreen 30 East is a beautiful authentic North Louisiana timber tract with endless opportunities available. The property is located 10 miles due west of Farmerville, LA, 7 miles southeast of Bernice, LA, 24 miles Northeast of Ruston, LA and 39 miles southeast of El Dorado, AR. The property is ideally set along LA State Hwy 2 with right at 1/4 mile of road frontage on Hwy 2. When you enter through the newly gated entrance you will see that the tract is comprised of a mature authentic North Louisiana timber stand with a great mix of mature pine and hardwood timber that will provide immediate income opportunities for the potential buyer. There is one water feature on the property, a year-round live water creek on the Eastern Boundary. This tract sets up perfectly for a multi-purpose recreational tract including activities such as deer hunting, turkey hunting, small game hunting, and general recreation. Also, this tract sets perfectly for a residential development tract with mature timber, ideal topography, and picturesque landscapes. The seller has recently completed a medium scale mulching and bush hogging project to open up homesites and multiple roads throughout the property. Investment, opportunities, and recreation are built into this tract. The tract will also be offered as a 77-acre tract or with two other tracts ranging from 17-30 acres.

Highway 2, Bernice, LA

32.787682, -92.554301 GPS



\$149,500

30± Acres

