

**3.5± ACRES**  
**UNION PARISH, LA**  
**\$49,000**



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

**OFFICE (318) 974-8185 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**

# THE UNION 3.5

## PROPERTY PROFILE

### LOCATION:

- Hwy 15  
Farmerville, LA 71241
- Union Parish
- 9.3± Miles N of Farmerville
- 37± Miles NW of West Monroe

### COORDINATES:

- 32.8754, -92.48994

### PROPERTY USE:

- Home Site

### PROPERTY INFORMATION:

- 3.5± Surveyed Acres
- Hwy Frontage
- Mostly Cleared
- Utilities Available Nearby
- Seller May Divide

### TAX INFORMATION:

- Tax Year 2023: \$62.93



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

**HEATH EUBANKS**

LAND SPECIALIST

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 UNION 3.5

IF YOU ARE LOOKING FOR A PLACE TO BUILD YOUR DREAM HOME JUST OUTSIDE OF TOWN, THIS 3.5± ACRE PROPERTY IS WORTH CONSIDERING! Situated approximately ten minutes north of Farmerville, LA, this homesite offers a mostly cleared blank slate. The Union Parish acreage fronts Highway 15, where utilities are available. During the initial evaluation, multiple wildlife tracks were noted just beyond the property line; imagine enjoying the local wildlife from your doorstep! This location is ideal as it offers that "country feel." The seller is willing to divide the property with an acceptable offer.

**Call Heath Eubanks today to discuss the possibilities!**



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

**HEATH EUBANKS**

LAND SPECIALIST

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.

3.5 ± ACRES

UNION PARISH, LOUISIANA



# SMALLTOWN

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

**HEATH EUBANKS**

LAND SPECIALIST

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)

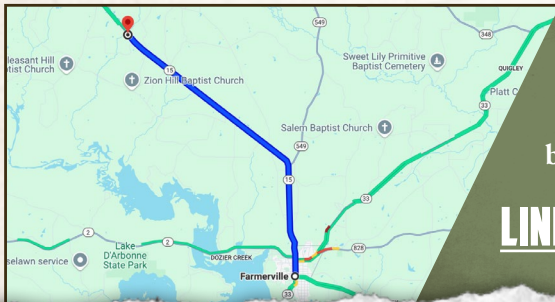
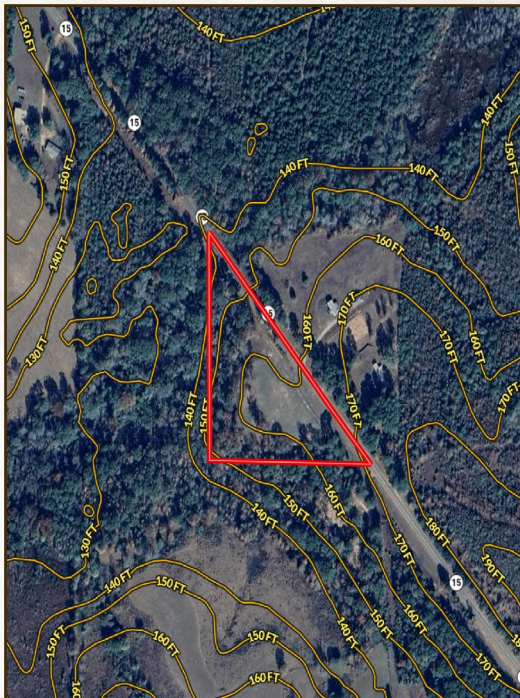
Information is believed to be accurate but not guaranteed.

3.5 ± ACRES

UNION PARISH, LOUISIANA

land id. LINK

# TOPOGRAPHY MAP



Directions From Farmerville, LA:  
 Travel 9 miles north on Highway 15  
 towards Spearsville. The property will  
 be on the west side of Hwy 15.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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

**HEATH EUBANKS**  
 LAND SPECIALIST  
 C: 318-608-7848  
 O: 318-974-8185  
 heath@smalltownproperties.com  
 4848 Main St. - Flora, MS 39071  
 smalltownproperties.com

Information is believed to be accurate but not guaranteed.