



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

120± ACRES
TENSAS PARISH, LA
\$600,000

THE TENSAS 120

PROPERTY PROFILE

LOCATION:

- Hart Loop Road
Newellton, LA 71357
- Tensas Parish
- 7.3± Miles W of Newellton
- 27.2± Miles E of Winnsboro

COORDINATES:

- 32.07794, -91.35187

PROPERTY USE:

- Tillable Farm Ground
- Potential Lease Income
- Hunting
- Recreation

PROPERTY INFORMATION:

- 120± Acres
- Currently Leased
- Non-Irrigated
- Sharkey Clay Soils
- Ample Road Frontage
- Adjoins the Buckhorn WMA

TAX INFORMATION:

- Parcel: 0100068500
- Tax Year 2024: \$447.05



HEATH EUBANKS | SPONSORING BROKER
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CHAD MORGAN | LAND SPECIALIST
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4848 Main St. - Flora, MS 39071 | O: 318-974-8185 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE TENSAS 120

LOCATED JUST OUTSIDE OF NEWELLTON, LOUISIANA, IS A 120± ACRE TRACT OFFERING AN EXCELLENT OPPORTUNITY TO OWN QUALITY FARM GROUND IN ONE OF THE MOST PRODUCTIVE AGRICULTURAL REGIONS OF THE STATE. Nearly all of the acreage is tillable and consists of Sharkey clay soils. Currently, the property is being farmed. With its strong soil base and open layout, the land has the potential for solid crop production or continued lease income. This place is ready to be farmed or developed into a solid recreational tract.

The property has ample frontage along Hart Loop Road, providing easy access for equipment and vehicles. In addition to its farming potential, this tract also offers recreational value, as it adjoins the Buckhorn WMA on two sides, giving it direct access to over 11,000 acres of managed wildlife habitat. The area is known for excellent deer hunting, and this tract could easily serve as both an investment property and a hunting retreat.

Whether you're looking to expand your farming operation, diversify your investment portfolio, or find a place to enjoy the outdoors, this Tensas Parish property checks all the boxes.

**Contact Heath Eubanks or Chad Morgan
today to schedule a personal tour!**



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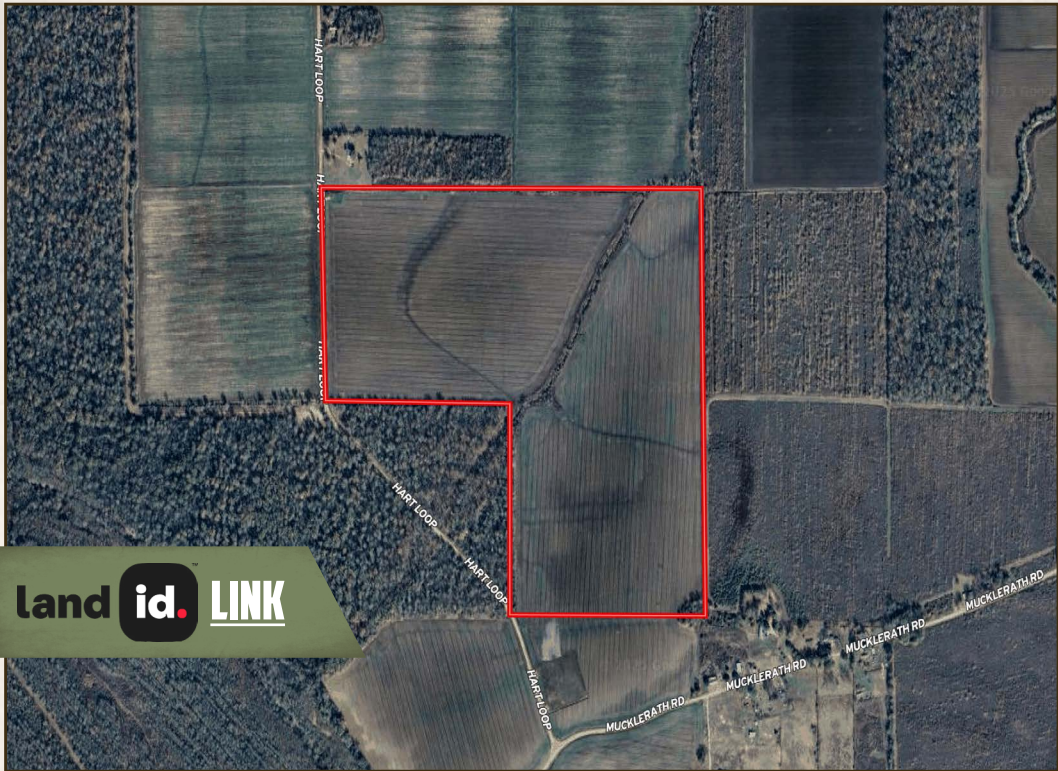
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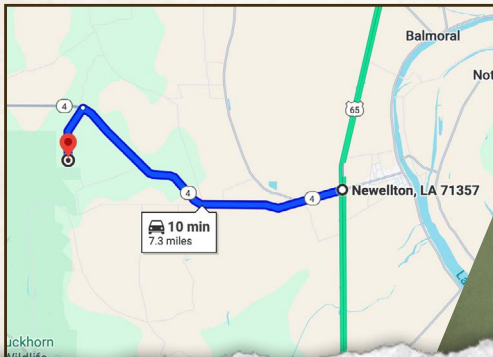
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TENSAS PARISH, LOUISIANA



land id. LINK



Directions From the Intersection of HWY 65 and HWY 4 in Newellton, LA: Travel 6.2 miles west on HWY 4. Turn left on Hart Loop Road and continue 1.2 miles to the property on the left side of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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