

19.9 Acres | T-7 | United Gas Road 1  
United Gas Road 1  
Rodessa, LA 71069

**\$75,620**  
19.900± Acres  
Caddo County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)

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Rodessa, LA / Caddo County**

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**SUMMARY**

**Address**

United Gas Road 1

**City, State Zip**

Rodessa, LA 71069

**County**

Caddo County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

32.961444 / -94.035291

**Acreage**

19.900

**Price**

\$75,620

**Property Website**

<https://homelandprop.com/property/19-9-acres-t-7-united-gas-road-1-caddo-louisiana/78828/>



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**PROPERTY DESCRIPTION**

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This first time open market offering is situated in the quiet village of Rodessa, Caddo Parish, Louisiana. Historically managed timber tracts currently planted in varying ages of pre-merchantable pine plantations (2014-2016). Attractive size and shaped tracts offer high recreational/residential value and privacy. Tracts vary in size from 8 to 81 acres. Easily accessed from low traffic blacktop roads. Good topography and drainage. Located close to the borders of Texas, Louisiana and Arkansas. Electricity available along United Gas Road 1 and Rodessa State Line Road (LA 168/CR 4561).

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**Utilities:** Electric available by extension

**Utility Providers:** Southwestern Electric Power Co.



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## Locator Map



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## Satellite Map









## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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