

8.7 Acres | T-12 | United Gas Road 1
United Gas Road 1
Rodessa, LA 71069

\$41,325
8.700± Acres
Caddo County



MORE INFO ONLINE:
www.homelandprop.com

**8.7 Acres | T-12 | United Gas Road 1
Rodessa, LA / Caddo County**

SUMMARY

Address

United Gas Road 1

City, State Zip

Rodessa, LA 71069

County

Caddo County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

32.958149 / -94.033916

Acreage

8.700

Price

\$41,325

Property Website

<https://homelandprop.com/property/8-7-acres-t-12-united-gas-road-1-caddo-louisiana/78834/>



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PROPERTY DESCRIPTION

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).

Utilities: Electric available by extension

Utility Providers: Southwestern Electric Power Co.



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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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.



MORE INFO ONLINE:

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