

17.2 Acres | T-9 | United Gas Road 2
United Gas Road 2
Rodessa, LA 71069

\$65,360
17.200± Acres
Caddo County



MORE INFO ONLINE:
www.homelandprop.com

17.2 Acres | T-9 | United Gas Road 2
Rodessa, LA / Caddo County

SUMMARY

Address

United Gas Road 2

City, State Zip

Rodessa, LA 71069

County

Caddo County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

32.955727 / -94.04014

Acreage

17.200

Price

\$65,360

Property Website

<https://homelandprop.com/property/17-2-acres-t-9-united-gas-road-2-caddo-louisiana/78830/>



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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

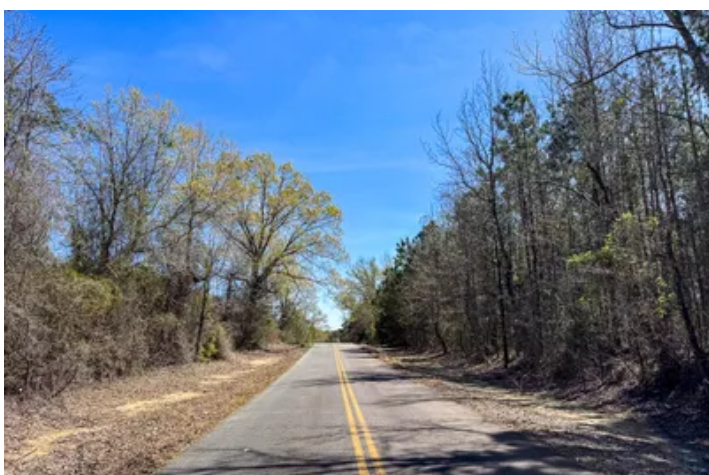
Utility Providers: Southwestern Electric Power Co.



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Locator Map



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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Walker Powell

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1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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.



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