

49 Acres | T-2 | Provencal Vowell Mills Road
Provencal Vowell Mills Road
Provencal, LA 71468

\$229,075
49± Acres
Natchitoches County



MORE INFO ONLINE:
www.homelandprop.com

49 Acres | T-2 | Provencal Vowell Mills Road
Provencal, LA / Natchitoches County

SUMMARY

Address

Provencal Vowell Mills Road

City, State Zip

Provencal, LA 71468

County

Natchitoches County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

31.634101 / -93.20082

Taxes (Annually)

183

Acreage

49

Price

\$229,075

Property Website

<https://homelandprop.com/property/49-acres-t-2-provencal-vowell-mills-road-natchitoches-louisiana/88209/>



MORE INFO ONLINE:

www.homelandprop.com

PROPERTY DESCRIPTION

First time open market offering on Provencal Vowell Mills Rd in Natchitoches Parish. Heavily wooded, unthinned pine plantation with rolling topography, silty clay loam soils, and hardwood creek drains. Water and electricity are readily available at the road. Excellent opportunity for timber investment, hunting and recreation, or a country home setting.

Property Highlights:

- Heavily wooded, unthinned pine plantation
 - Hardwood creek drains running through the property
 - Rolling topography with silty clay loam soils
 - Water and electricity available at the road
 - Timber investment potential
 - Great hunting, recreation, or country home site
-

Utilities: Electric available, Water available

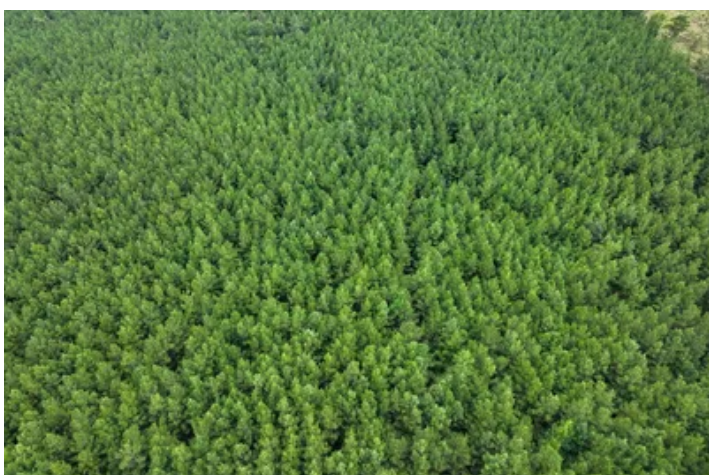
Utility Providers: Entergy, Bellwood Water Systems Inc.



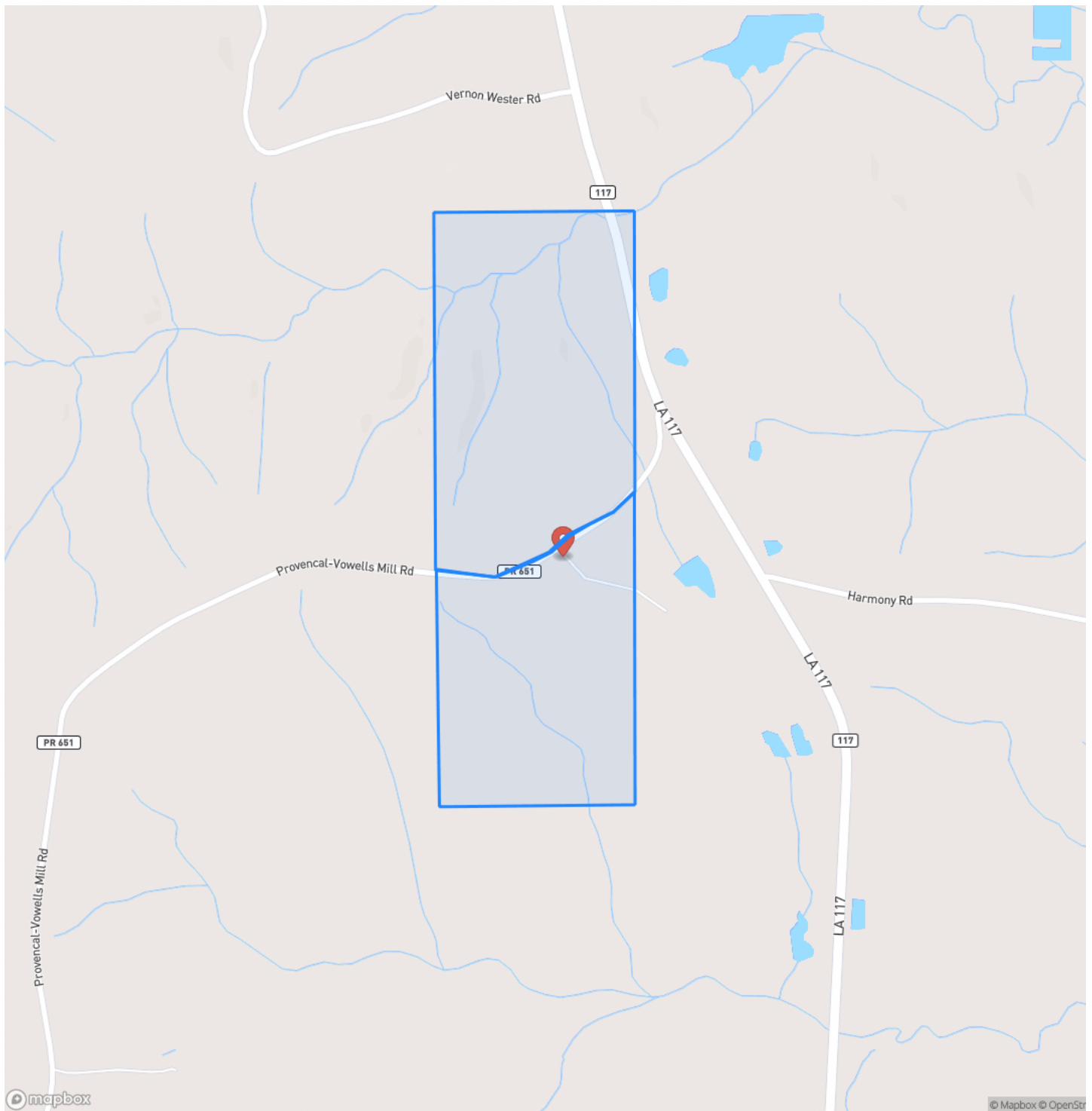
MORE INFO ONLINE:

www.homelandprop.com

49 Acres | T-2 | Provencal Vowell Mills Road
Provencal, LA / Natchitoches County

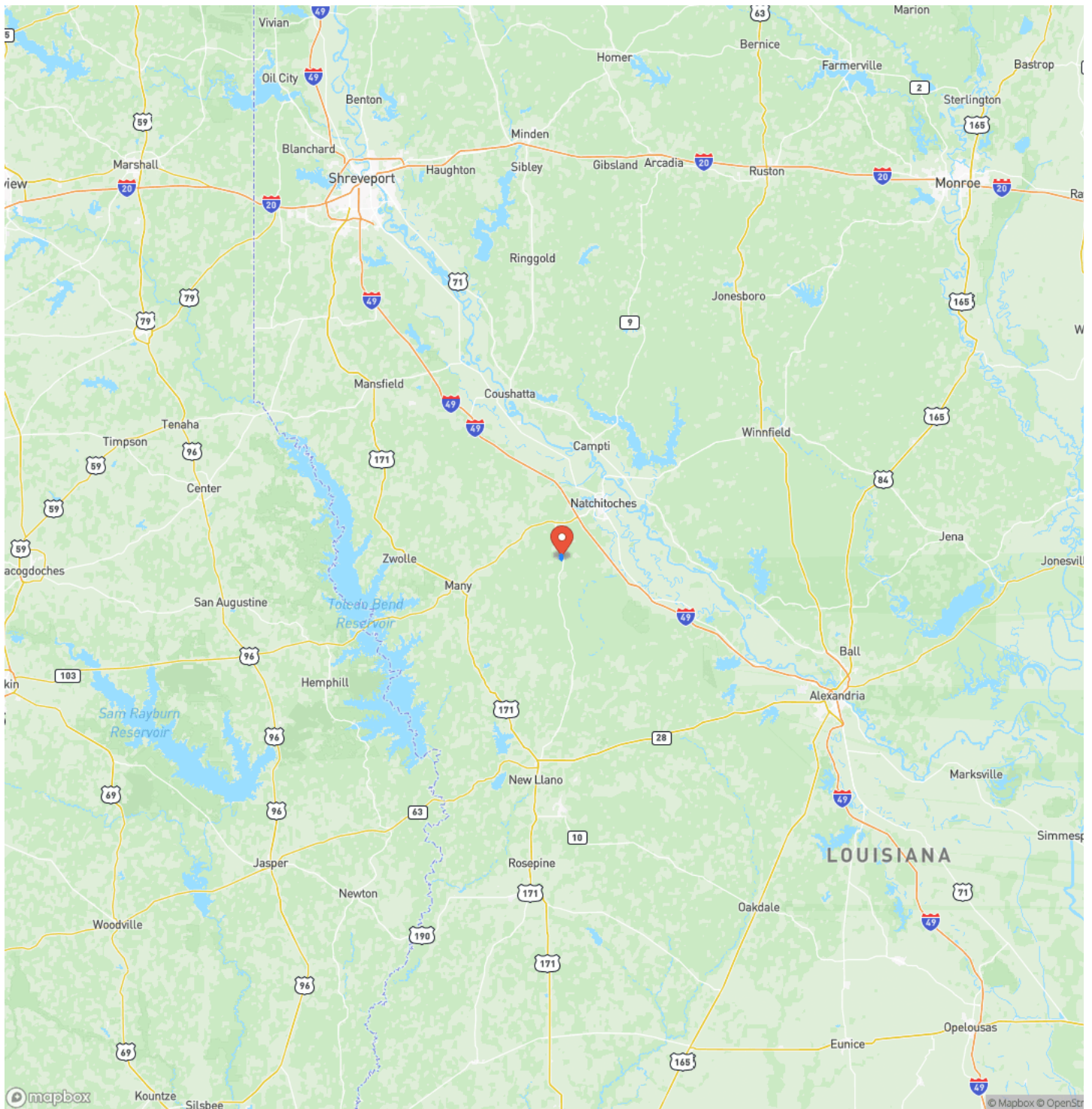


Locator Map



49 Acres | T-2 | Provencal Vowell Mills Road
Provencal, LA / Natchitoches County

Locator Map



Satellite Map



**49 Acres | T-2 | Provencal Vowell Mills Road
Provencal, LA / Natchitoches County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Walker Powell

Mobile

(936) 661-9442

Office

(936) 295-2500

Email

walker@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES

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.

MORE INFO ONLINE:

www.homelandprop.com

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

Property Listing Disclaimer: The use and/or reproduction of any marketing materials generated by HomeLand Properties, Inc. ("HomeLand") and/or its associated clients, including but not limited to maps, videos, photos, spreadsheets, diagrams, contracts, documents, etc. is strictly prohibited without HomeLand's written consent. The information contained herein are obtained from sources either accepted to be reliable or provided to HomeLand by the Seller. HomeLand makes no affirmative guarantee as to their accuracy. This listing is subject to change in price, errors, omissions, prior sales, or withdrawal without notice. Furthermore, this disclaimer shall supersede any & all information published by any MLS site, whether by permission or not, including any and all information relating to co-broker fees.

Mineral Rights and Natural Resources Disclaimer: HomeLand Properties, Inc provides no warranties as to the status of title of any Mineral Rights and other Natural Resources of the Property. Seller may require Seller's own Purchase and Sale Agreement ("PSA") to be used that may expressly reserve or except the Mineral Rights and other Natural Resources on the Property from the purchase.

Acreage, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

Tax Disclaimer: HomeLand Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



MORE INFO ONLINE:

www.homelandprop.com

HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
www.homelandprop.com



MORE INFO ONLINE:
www.homelandprop.com