

Two Patch Ranch of Webster Parish



170.00 Acres / \$595,000.00

Two Patch Ranch of Webster Parish, LA, +/- 170 Acres, 130 Acres Improved Pasture (limed, fertilized, and chicken littered annually), 40 Acres Bottomland Hunting \hat{A} ¼ mile Black Top Road Frontage w/Full Utilities, Black Top Road Access on Back Acreage, 600 Sq Ft House w/Covered Shed and Porches on 3 Sides, Commercial Stove, Wood Burning Heater, Central Air & Heat, 4,000 Sq Ft Hay and Equipment Barn, 11,000 Sq Ft Working Pens w/Hydraulic Squeeze Chute, Fenced and Cross Fenced 10/20 acre Pastures for Rotational Grazing, Water Troughs Installed on Heavy Use Areas, Community Water Lines run to All Pastures, 2 \hat{A} ¼ acres Pond with Dock and Island, Stocked with Fish \hat{A} ½ acre Pond, All Weather Access Road Running Throughout the Property, 5 Strand Barb Wire around Perimeter and 3 Strand Electric Cross Fences



1-844-GO-PINEY
www.pineywoodsrealestate.com

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Office: 1-844-467-4639
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Jay Hearnberger
P.O. BOX 792
Springhill, LA 71075





Two Patch Ranch of Webster Parish Aerial



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Two Patch Ranch of Webster Parish Details

Old Sarepta Church Rd.
Springhill, Louisiana 71075
Webster Parish

Longitude: -93.43107386
Latitude: 32.92710257

Electricity: 0 - 0.4 miles;
Gas:
Waste: Septic
Water: Community
Services: Telephone

Activities: Hunting
Fishing
Atv
Horseback Riding
Family
Biking
Camping

Acres: 170.00

Fencing: YES
Trees: Moderate
Waterfront: Pond
Adjacent Owner: Private
Road Surface: Blacktop/Asphalt
Terrain: Varied





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Two Patch Ranch of Webster Parish Vicinity (Zoomed Out)



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