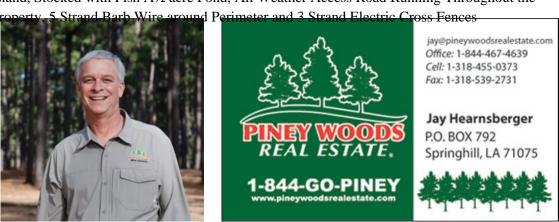


## Two Patch Ranch of Webster Parish



### 170.00 Acres / \$595,000.00

Two Patch Ranch of Webster Parish, LA,+/- 170 Acres, 130 Acres Improved Pasteur (limed, fertilized, and chicken littered annually), 40 Acres Bottomland Hunting  $\hat{A}^{1}/4$  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  $\hat{A}^{1}/4$  acres Pond with Dock and Island, Stocked with Fish  $\hat{A}^{1}/2$  acre Pond, All Weather Access Road Running Throughout the





## **Two Patch Ranch of Webster Parish Aerial**







## **Two Patch Ranch of Webster Parish Images**



































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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

Hunting Fishing

Atv

Activities: Horseback Riding

Family Biking Camping

Acres: 170.00

Fencing: YES

Trees: Moderate
Waterfront: Pond
Adjacent Owner: Private

Road Surface: Blacktop/Asphalt







# **Two Patch Ranch of Webster Parish Vicinity (Zoomed Out)**







# Two Patch Ranch of Webster Parish Vicinity (Zoomed In)



