

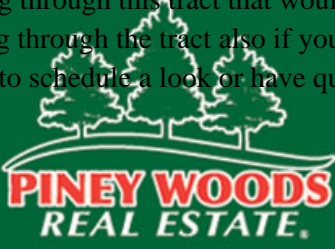
Clarence Ivory Rd Tract of Claiborne Parish



96.00 Acres / \$270,000.00

The Clarence Ivory Rd tract in Claiborne Parish is a rare piece of land that you don't come across often. It is approximately 96 acres total with over 500 feet of road frontage. Approximately 60 acres is a pine plantation that was planted in 2019. The unique thing about this plantation is that it was pre-commercial thinned in 2024. This forestry process removes unwanted trees while leaving the best trees standing and growing, giving you a pine plantation that will really maximize the income potential. The remaining 36 acres is a pine plantation that is ready to be thinned. It is estimated to be around 18 years of age. There is a Streamside Management Zone on this piece of the land with hardwoods running along the creek making an ideal hunting spot. Speaking of hunting, this tract is excellent for deer, turkey, squirrels, and hogs. There is over 4,300 feet of highline and pipeline right of ways running through this tract that would make excellent locations for deer stands. There is electricity running through the tract also if you want to build a camp, or even your dream home. If you would like to schedule a look or have questions about this unique






1-844-GO-PINEY
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Office: 1-844-467-4639
Cell: 1-318-455-0373
Text: 202-299-2111

Jay Hearnberger
P.O. BOX 792
Springhill, LA 71075



property, give Jody Woodard a call at 318-265-8811.



05-18-2025

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Clarence Ivory Rd Tract of Claiborne Parish Aerial



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Clarence Ivory Rd Tract of Claiborne Parish Images



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Clarence Ivory Rd Tract of Claiborne Parish Details

Clarence Ivy Rd
Haynesville, Louisiana 71064
Claiborne Parish

Longitude: -93.18762325
Latitude: 32.92939073

Electricity: ;
Gas:
Waste:
Water:
Services: Telephone

Activities: Hunting

Acres: 96.00

Fencing: NO
Trees: Marketable Timber
Waterfront: Creek
Adjacent Owner: Private
Road Surface: Blacktop/Asphalt
Terrain: Varied



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Clarence Ivory Rd Tract of Claiborne Parish Vicinity (Zoomed Out)



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