



# Allen Parish - Pastureland - Timber - Homesite - Livestock Tract 3

45.16 +/- Acres | Allen Parish, LA | \$125,000



## ADDRESS

0 First St.  
Oberlin, LA 70655

## LOCATION

30.61124, -92.77330  
0 First St., Oberlin, LA

## PROPERTY SUMMARY

Large tract of land located in Oberlin, LA - Allen Parish, off of First Street. This tract could have multiple uses which include: a large homestead with plenty of pasture to raise livestock, numerous recreation opportunities (UTV/ATV riding, hunting, etc...), and/or crop production (timber, hay, etc...). Portions of the tract lie in the Town of Oberlin city limits, which provide the tract with some utilities. Coshatta Casino Resort is just 8 minutes away! It has Flood Zone classifications of X & A, per FEMA Flood Maps. As an added bonus, sellers are conveying 100% their mineral rights!! Call today for a private showing.

\*Note: This parcel is part of a larger tract of land that will be sold together. Please email or call for more clarification.

[nationalland.com/listing/allen-parishpasturelandtimberhomesitelivestock-tract-3](https://nationalland.com/listing/allen-parishpasturelandtimberhomesitelivestock-tract-3)



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