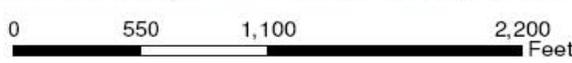


**AVO:** 22021P068  
**ACRES:** 40 +/-  
**PRICE:** \$92,000  
**PARISH:** CALDWELL  
**STATE:** LOUISIANA

**22021P068**  
**40 acres**



**Aerial Map**

Boundary lines are approx.  
Imagery: 2005 DOQQ

**Parcel # 22021P068**  
**Caldwell Parish, LA - approx 40 acres +/-**  
**Asking \$92,000.00**



**ROCKLAND R. BURKS, INC.**  
 P. O. BOX 1212  
 STERLINGTON LA 71280  
 318.665.0408  
 rocky@rrbland.com



**Land Description:**

40 acres in Caldwell Parish featuring mainly a young pine plantation. This tract is located west from the town of Clarks, and is perfect for the avid hunter or timber investor. This parcel also has over 1,000 feet of Beaucup Road running through the middle, providing great blacktop road frontage. Most or all of the utilities are available and a large amount of the property is high enough for one or several campsites/ homes. Great hunting in this area and the location is rural with very few houses near the tract. The property is an excellent timberland investment. All minerals are reserved. Please call if you would like to see this property.

For further information please call  
 Rocky Burks  
 (318-245-2699)  
 John Harkey  
 (318-614-1897)  
 Or visit [landwatch.com](http://landwatch.com) or  
[landsofamerica.com](http://landsofamerica.com) for maps and  
 additional information