



A Limited Liability Company

www.bakeragproperties.com

PRIME FARMLAND / DEVELOPMENT LAND

FOR SALE BY SEALED-BID

Bid Opening Date: August 4, 2015

- ACREAGE:** 71 Acres, +/-
- OVERVIEW:** Prime development land located in the popular Highway 28 West and Belgard Bend Road corridor. The property is currently a working farm and is presently planted in cotton. The property has approximately +/-1,248 feet of frontage on Hwy 28 west and approximately +/-1,133 feet of frontage on Belgard Bend Road.
- LEGAL DESCRIPTION:** Lot "A" & Lot "B" of part of Lot 8, Flournoy Plantation in Sections 39 and 41, Township 4 North, Range 3 West, and Section 65, Township 4 North, Range 2 West, Rapides Parish, LA.
- LOCATION:** Located approximately 6.3 miles west of Walmart on Hwy 28 west.
- DIRECTIONS:** Please refer to the attached maps.
- GPS COORDIANATES:** Longitude: -92.619
Latitude: 31.295
- ACCESS:** The property is accessed via Hwy 28 west to approach the property from the south and Belgard Bend Rd to approach the property from the north

LAND USE BREAKDOWN:

Cropland: 67.16 Acres

Hardwood: 3 Acres

Road: .84 Acres

Note: The estimated acreages above were derived based upon information provided by both the Seller, the U.S.D.A.'s Farm Service Agency and by high precision GIS measurement of aerial photography.

**U.S.D.A. CROP BASES:
(Farm #3690 & #3691)**

Upland Cotton: 59.60 Acres

SOIL TYPES:

According to a web soil survey prepared by the U.S.D.A.'s Natural Resources and Conservation Service, the following soil types are on this property:

SOIL TYPE	CLASS	% OF TRACT
Coushatta Silt Loam	I	98.6
Moreland Clay	III	1.4

AGRICULTURE LEASE:

The sale of the property will be subject to an agricultural lease which terminates on December 31, 2015. The seller will reserve the 2015 agricultural lease income.

UTILITIES:

Water – Gardner Water System
Electricity – Cleco
Sewer – Private systems

NOTE: Please contact the individual utilities to check for availability. This is for information purposes only and should be checked before submitting a bid.

PROPERTY TAXES:

Property taxes for 2015 will be pro-rated as of the sale closing date. According to the Rapides Parish Assessor, the 2014 real estate taxes are \$302.68.

MINERALS:

Seller will reserve 25% of mineral rights owned.

CLOSING COSTS:

The successful bidder/buyer shall pay all closing costs, including but not limited to Buyer's attorney fees, recording costs, document preparations, loan closing costs, property inspections and/or appraisals and any survey costs (if so desired by the Buyer).

DISCLOSURE:

Baker Agri-Forest Properties, LLC is the agent of the Seller.

The property will close as two 35.50 acre parcels with different owners.

NOTE: PROPERTY IS TO BE SHOWN BY APPOINTMENT ONLY

INFORMATION ASSUMED TO BE CORRECT – NOT GUARANTEED

NOTE: Baker Agri-Forest Properties, LLC has attempted to present the facts regarding this property in a fair and accurate manner. However, it should be noted that Baker Agri-Forest Properties, LLC is acting only as a real estate broker in this matter and is not licensed to perform services as a surveyor or attorney, and does not hold itself out as a property inspector, accordingly it cannot be responsible for: any title or survey problems concerning the above described property; any shortages in acreage or land area; the accuracy of the legal description; any defects, hidden or apparent; environmental problems; flooding problems; zoning, building, or wetland restrictions, easements, or any other limitations preventing the full use of the above described property; or the suitability of the above described property for any specific purposes or usages.

FOR A BID PACKAGE, CALL DONALD BAKER, MELANIE BLANCHARD, BEAU BARNES, OR ROBERT TASSIN @ (318) 473-8751

OR

CLAY COOK @ 442-5263

OR

DICK ZEAGLER @ 318-992-3201

TO VIEW THIS INFORMATION ONLINE, VISIT OUR WEBSITE:

www.bakeragproperties.com

**Baker Agri-Forest Properties, LLC is licensed by the Louisiana Real Estate Commission,
U.S.A.**

BID INSTRUCTIONS AND SALE CONDITIONS

Bids can either be mailed to: "Hudson-Coffman-Wilson Tract", C/O Baker Agri-Forest Properties, LLC, P.O. Box 5624 Alexandria, LA 71307; or faxed to: (318) 473-4045; or hand delivered to Baker Agri-Forest Properties, LLC, which is located on 3306 Giamanco Street, Alexandria, LA 71301, on the date of the bid opening. **Bids submitted must be for cash. All bids must be received no later than 2:00 P.M., August 4, 2015. Please use the enclosed bid form. Please use the enclosed bid sheet for your bid.**

SELLER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.

The Successful bidder will be required to sign a purchase agreement prepared by Baker Agri-Forest Properties, LLC and place a cash deposit representing 5% of his/her bid within three (3) business days of the acceptance by the Seller. This deposit will be placed in Baker Agri-Forest Properties, LLC Sales Escrow Account and applied to the purchase price at closing.

The buyer shall have a period of 30 days from the date of acceptance by the Seller within which to secure a legal opinion on the title to the property. If the title is found to be merchantable, the deed is to be executed on or before August 14, 2015. In the event the title is found to be defective, the Seller may, at its option and expense, do such work as may be necessary to correct the defects, and will have a reasonable time, not to exceed 30 days, to perform the curative work. If title is not made acceptable within this 30-day period, or if the Seller opts not to perform this curative work, the deposit will be returned to the Buyer and the bid offer voided. Finally, in the event the Buyer does not close the transaction on or before August 14, 2015, and the title is merchantable, the deposit is forfeited to the Seller.

All bids will be opened at 2:05 P.M., Tuesday, August 4, 2015.

NOTE: Only the amount of the high bid and corresponding bidder's name will be announced. No other bid information will be disclosed.

BID SHEET

NOTE: **BID MUST BE RECEIVED NO LATER THAN 2:00 P.M. ON Tuesday, August 4, 2015.**

I/We make the following cash bid on:

+/-71 acres being Lot "A" & "B" of Part of Lot 8, Flournoy Plantation, Sections 39 & 41, T4N - R3W, & Section 65, T4N, R2W, All located in Rapides Parish, Louisiana.

\$ _____

I/We understand that this bid is subject to all conditions found in the bid package and I/We agree to those terms and incorporate them into this offer. This is effective until 12:00 noon on July 14, 2015.

Full Name (Please Print)

Signature

Social Security # or Tax ID #

Date

Address

E-mail Address

City/State/Zip

Telephone

FOR SELLER ONLY

ACCEPTED

REJECTED

Seller

Seller

Seller

Seller

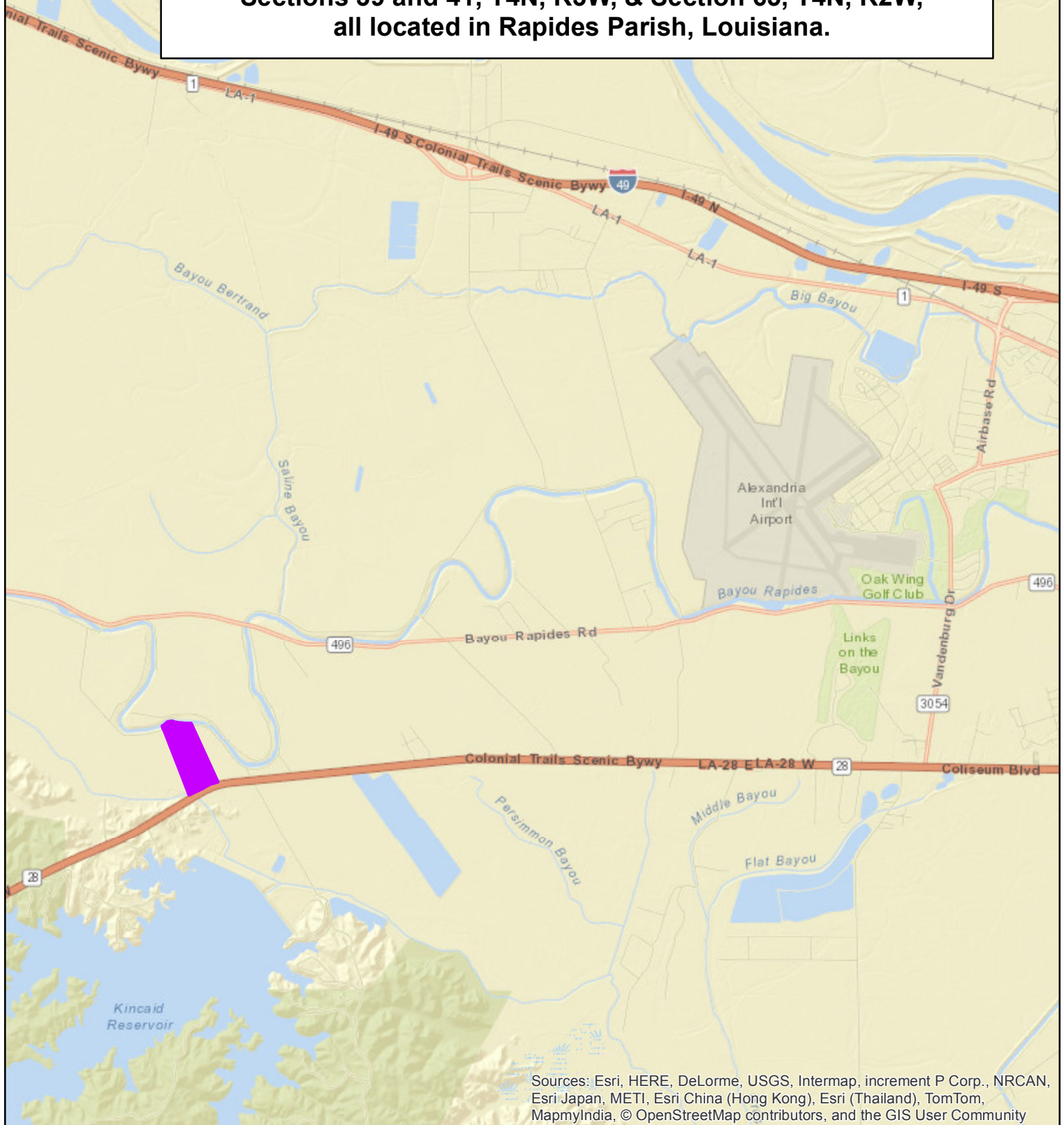
Seller

Seller

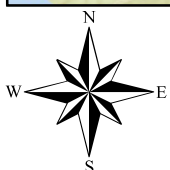
Date

Date

Bayou Rapides Tract
71 acres being Lot "A" & "B" of Part of Lot 8, Flournoy Plantation,
Sections 39 and 41, T4N, R3W, & Section 65, T4N, R2W,
all located in Rapides Parish, Louisiana.



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



1 inch = 5,280 feet

0 5,400 10,800 Feet

Baker Agri-Forest Properties, LLC
Alexandria, LA
(318) 473-8751

4/27/2015

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Belgard Bend Road

LA Hwy 28 West

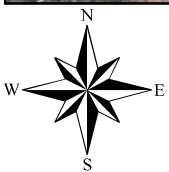
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX,
Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

1 inch = 1,320 feet

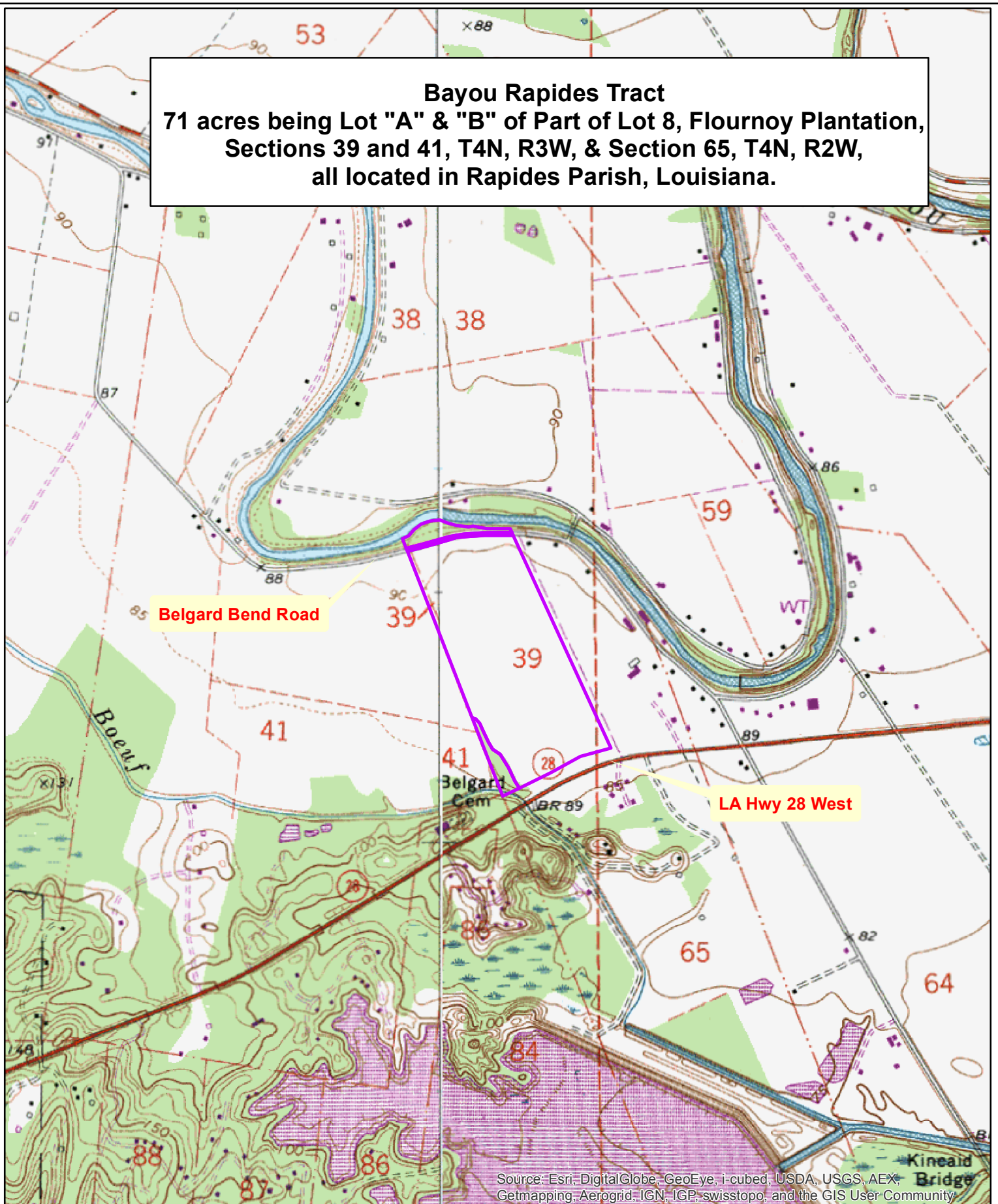
0 1,300 2,600 Feet

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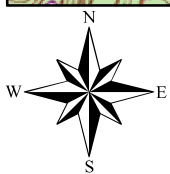


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