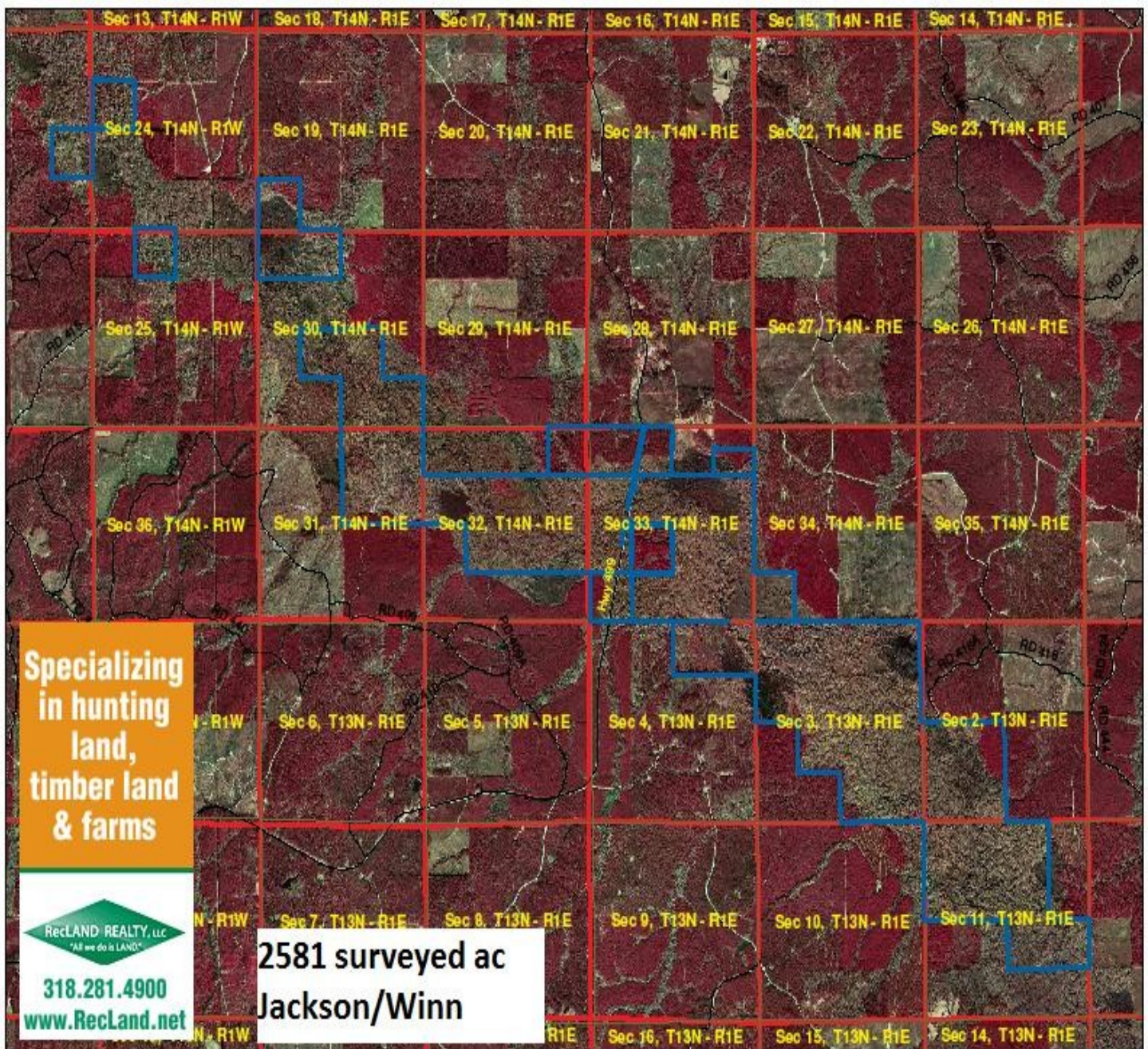


2581 acres hardwood timber & hunting along Caney Creek in Jackson & Winn Parishes, LA



Can be divided into multiple smaller parcels.



3016 New Monroe Road - Bastrop, LA 71220 Pat Porter, Broker 318.281.4900 RecLand.net RecLandRealty@bellsouth.net

Hardwood Valuation
Winn Jackson 2390 acres.

2390

Volume in Tons

PRODUCT	RRB VOLUME	RATE	RRB \$	PER ACRE
Red oak	21,016.00	38.00\$	798,608.00\$	334.15\$
White oak	5,609.87	38.00\$	213,175.06\$	89.19\$
Gum	10,437.64	20.00\$	208,752.80\$	87.34\$
Cypress	4,188.00	20.00\$	83,760.00\$	35.05\$
Pine	942.00	28.00\$	26,376.00\$	11.04\$
Misc.	3,531.00	20.00\$	70,620.00\$	29.55\$
Pine pulpwood		-\$	-\$	
Hardwood	46,229.00	4.00\$	184,916.00\$	77.37\$
pulpwood				
Ash	262.00	35.00\$	9,170.00\$	3.84\$
1,595,377.86\$		667.52\$		

The above data does not include any volume information on the additional 160 acres of pine ridges added to the tract prior to closing. Total acreage is 2581 acres.

Note: Buyers are responsible for investigating any and all timber data to their satisfaction.

Excellent deer, turkey, hog, small game hunting along Caney Creek bottom in SE Jackson Parish.

Mixed hardwood. Pockets of very high volume grade sawtimber. Some pine ridges with approx 8 y/o plantation would make good camp sites.

Can be sold in multiple smaller parcels.

No minerals available. Recent survey. Legal access on multiple company roads and Hwy 499.

Legal: Situated in multiple sections in Townships 13 and 14 North in Jackson and Winn Parishes, LA

Directions: See access and location maps.

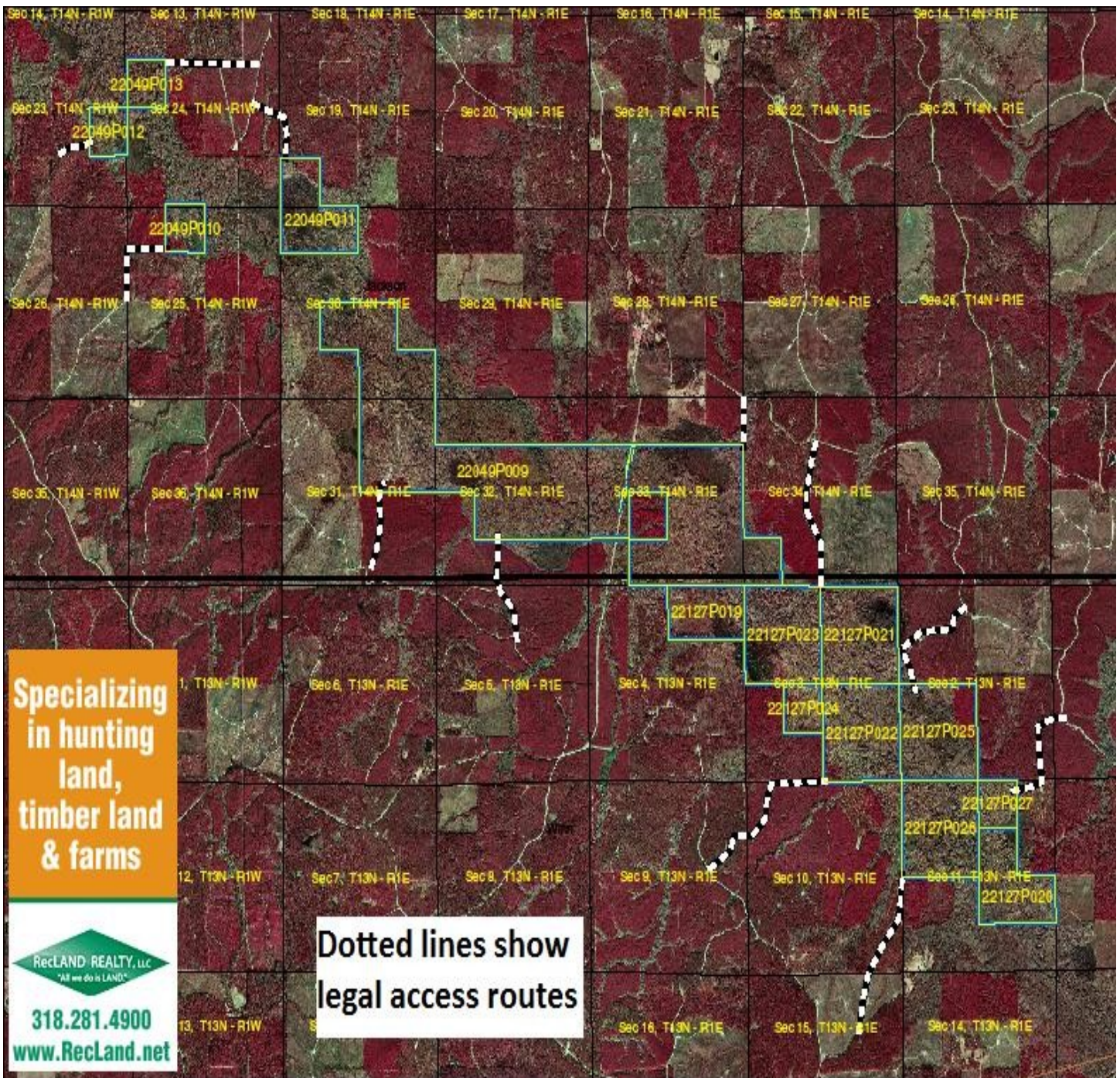
Asking Price: \$3,090,000

Call Pat Porter: 318.281.4900 (office)



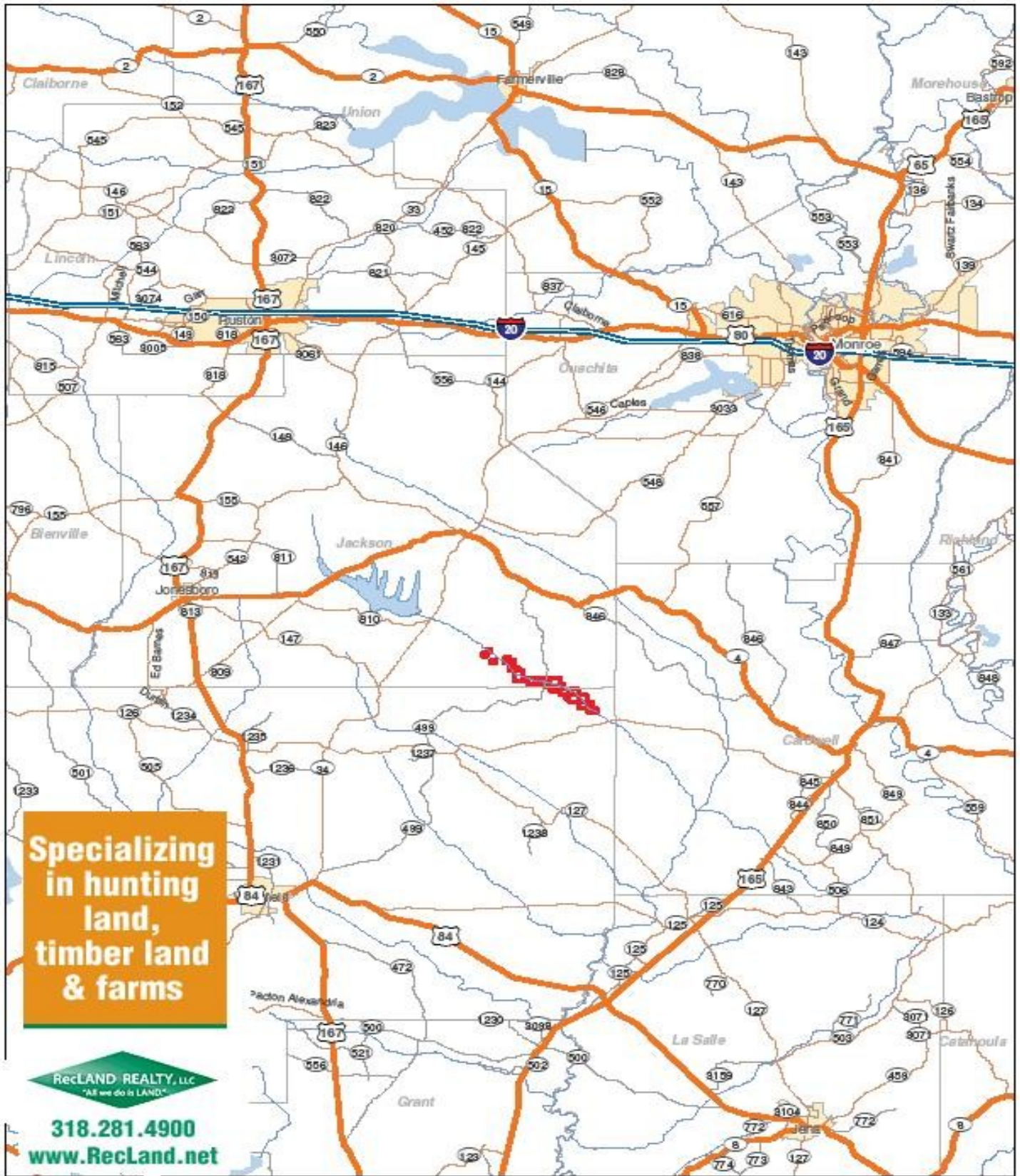
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Access Map



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Location Map



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