



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

Property Information Sheet

DATE: April 16, 2018

ACREAGE: 40 Acres, +/-

PRICE: \$50,720.50 (\$1,268.01/Acre) cash at closing

LEGAL DESCRIPTION: The Northwest ¼ of the Southeast ¼ of Section 9; in Township 7 South, Range 13 West, Beauregard Parish, LA.

LOCATION: Located approximately 10.0 miles South of Fields, LA.

DIRECTIONS: From the Hwy 389 and Hwy 109 intersection in Fields, LA, take Hwy 109 south for approximately 3.3 miles to Lane Road. Turn west (right) onto Lane Road and travel approximately 6 miles to George Windham Road. Turn west (right) on George Windham Road and travel approximately .5 miles. Please refer to the attached maps.

GPS COORDINATES: Longitude: -93.694
Latitude: 30.465

ACCESS: Private logging roads that lie to the north of George Windham Road.

CURRENT/POTENTIAL USES: Recreation, timber & investment.

MINERALS: Seller will reserve all mineral rights owned.

TOPOGRAPHY: Relatively flat.

SOILS: Simelake – Pluck complex, 0-1% slopes 40 acres

TIMBER: The timber on this tract consists predominately of older natural hardwood with some scattered pine.

The timber was cruised by Baker Land & Timber Management, Inc., an affiliated company, in June of 2016. Listed below are the estimated volumes per product class derived from our cruise.

Pine sawtimber:	50 tons
Pine pulpwood :	77 tons
Pine topwood :	14 tons
Red Oak sawtimber:	225 tons
White Oak sawtimber:	188 tons
Miscellaneous hardwood sawtimber:	180 tons
Hardwood pulpwood:	534 tons

Note: Timber volume estimates were derived using locally accepted timber cruise methodology and utilization practices. Timber volumes per product class are provided for reference only and are not guaranteed.

SITE INSPECTIONS: By appointment only. Please contact Baker Agri-Forest Properties, LLC

***INFORMATION DISSEMINATED ABOVE IS ASSUMED TO BE CORRECT BUT IS 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 MORE INFORMATION CALL
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VISIT OUR WEBSITE: www.bakeragproperties.com