



A Limited Liability Company

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PRIME FARMLAND FOR SALE

ACREAGE:	60.63 Acres, +/-
PRICE:	\$272,835 .00 (\$4,500.00 per acre)
OVERVIEW:	Prime farmland land located just outside the town of Lecompte. The property is currently a working farm and is presently planted in beans. The property has approximately +/-1,000 feet of frontage on Virginia Drive.
LEGAL DESCRIPTION:	57.04 acres in Section 6, Township 1 North, Range 1 East; Part of Cowboy Plantation on Bayou Boeuf and 3.59 acres in Section 6, Township 1 North, Range 1 East; formerly the Chicago Rock Island & Pacific Railroad right of way being a strip 100 feet wide and running lengthwise across the above described 57.04 acres; all in Rapides Parish, LA.
LOCATION:	Located south of Bayou Boeuf at the southern Lecompte city limit.
DIRECTIONS:	Turn west onto La Hwy 112 (Water Street) from US Hwy 71 at their intersection in Lecompte. Travel approximately 3/10 of a mile and turn left onto Canal Street. Follow Canal Street across the Bayou Boeuf Bridge to the intersection of Virginia Drive. The tract is located across Virginia Drive. Please see special provision section in regards to access with heavy farm equipment. Please refer to the attached maps.
GPS COORDIANTES:	Longitude: -92.403 Latitude: 31.085

ACCESS: The property is accessed via Canal Street off of LA Hwy 112 to approach the property from the north.

LAND USE BREAKDOWN: Cropland: 53.63 Acres
Hardwood: 7 Acres

Note: The estimated acreages above were derived based upon information provided by high precision GIS measurement of aerial photography.

U.S.D.A. CROP BASES: Generic: 29.1 Acres
(Farm # 2099) Corn: 4.14 Acres
Soybeans: 12.56 Acres

The property is presently planted in soy beans. In talks with the current farm lessee, he reported past soybean crop yields in the range of +/- 60-70 bushels per acre. Past corn crop yields have been in the range of +/- 200 bushels per acre.

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
Coushatta Silty Clay Loam	I	2

AGRICULTURE LEASE: The property is currently under a verbal agricultural lease which terminates on December 31, 2017. The lessee has expressed an interest to continue farming the property, if possible.

UTILITIES: There are utilities in the vicinity but Baker Agri-Forest Properties, LLC recommends contacting the utility providers to verify availability and to obtain details on connection and capacity.

PROPERTY TAXES: Property taxes for 2017 will be pro-rated as of the sale closing date. According to the Rapides Parish Assessor, the 2017 real estate taxes are \$324.66.

MINERALS: Seller will reserve 50% of mineral rights owned.

CLOSING COSTS:

The 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).

SPECIAL PROVISIONS:

Please be advised that the bridge on Canal Street over Bayou Boeuf, which leads to Virginia Drive (the subject property lies south of Virginia Drive), is weight limit restricted to 15 tons, apparently due to structural deficiencies or age of the bridge. The bridge is within the Lecompte town limits. The current lessee of the property for farming uses a bridge well to the south of the subject for access to the subject for farming equipment and hauling farm produce.

Directions for current farming equipment access: Take LA 456 from Lecompte in a southerly direction to Meeker, then turn right on Meeker Road. At the end of public maintenance of Meeker Road, travel on private farm roads across 5 separate ownerships to access the property. This firm understands that the current lessee of the property leases the farmland from 2 of the 5 different owners he crosses and has permission from the other 3 to cross their ownership. Please see attached map.

DISCLOSURE:

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

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 MORE INFORMATION, CALL DONALD BAKER, MELANIE BLANCHARD,
BEAU BARNES, OR ROBERT TASSIN @ (318) 473-8751**

OR

**TO VIEW THIS INFORMATION ONLINE, VISIT OUR WEBSITE:
www.bakeragproperties.com**

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Commission, U.S.A.**