



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

PROPERTY INFORMATION SHEET

DATE: April 22, 2019

ACREAGE: +/-120 Acres within 2 tracts

PRICE: \$345,000.00 (\$2,875.00/acre)

LEGAL DESCRIPTION: Tract 41A: The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 5, Township 11 North, Range 4 East, Caldwell Parish, LA, containing 40 acres, more or less.

Tract 41B: The E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 5, Township 11 North, Range 4 East, Caldwell Parish, LA, containing 80 acres, more or less.

LOCATION: Located approximately 6 miles southeast of Grayson, LA and approximately 11 miles northeast of Olla, LA.

DIRECTIONS: From the intersection of US Hwy 165 and LA Hwy 126 in Grayson, LA., take LA Hwy 126 south for approximately 7.0 miles to Hammock Road. Turn west on Hammock Road and travel approximately 1.0 miles to arrive at the eastern boundary line of Tract A. Please refer to the attached maps.

GPS COORDINATES: Longitude: -92.078

Latitude: 31.965

ACCESS: Hammock Road (a Caldwell Parish public road) runs through Tract A and access to Tract B is through the eastern part of Tract A lying south of Hammock Road.

CURRENT/POTENTIAL USES: Timber, recreation, rural residence, & investment.

MINERALS: Seller will reserve 100% of all mineral rights owned.

TOPOGRAPHY: Relatively flat

SOILS:	A: Providence silt loam, 1-5% slopes	33 acres
	Guyton & Ouachita silt loams	7 acres
	B: Frizzell-Guyton-Providence Association, 0-2% slopes	75 acres
	Guyton & Ouachita silt loam	5 acres

TIMBER

Tract 41A: Approximately 38 acres of this tract consist of a 1985 pine plantation. The remaining 2 acres make up the road right of way. The pine plantation has been thinned twice to date. The stand was selectively marked for a third thinning by Baker Land & Timber Management, Inc., however, the marked timber was not sold. In March of 2018, Baker Land & Timber Management, Inc. (BLTMI) carried out a 10% sample estimate for sawtimber and a 5% sample estimate for pulpwood. Listed below are the estimated timber volumes by product class that have been adjusted to reflect an additional year of biological growth:

Pine Sawtimber	- 3,903 Tons
Pine Pulpwood	- 990 Tons
Hardwood Pulpwood	- 39 Tons

Tract 41B: This tract consists of 2 separate timber stands. Stand 1 consists of a 2003 pine plantation that is approximately 72 acres. This stand was first thinned in the fourth quarter of 2017. Stand 2 consists of 2 streamside management zones (SMZ) and is approximately 8 acres.

Stand 1- 2003 pine plantation – +/-72 acres

In December of 2017, Baker Land & Timber Management, Inc. (BLTMI) carried out a post logging cruise in which 18 BAF 10 prism points (point per 4 acres) were put in on this +/- 72 acre pine plantation. Listed below are the estimated timber volumes by product class that have been adjusted to reflect an additional year of biological growth:

Small Pine Sawtimber	- 882 Tons
Pine Pulpwood	- 4,602 Tons

Stand 2 – SMZ - +/- 8 acres

In December of 2017, Baker Land & Timber Management, Inc. (BLTMI) carried out a 10% sample estimate for sawtimber and a 5% sample estimate for pulpwood. Listed below are the estimated timber volumes by product class that have been adjusted to reflect an additional year of biological growth:

Pine Sawtimber	- 141 Tons
Pine Pulpwood	- 56 Tons
Red Oak Sawtimber	- 78 Tons
White Oak Sawtimber	- 36 Tons
Misc. Hardwood Sawtimber	- 39 Tons
Hardwood Pulpwood	- 254 Tons

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

Timber volume computation information from March, 2018 (Tract 41A) and December, 2017 (Tract 41B) will be provided with sale information.

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 the 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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