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Website: bakeragproperties.com
Licensed in Louisiana, USA

July 30, 2019

LAND FOR SALE

ACREAGE: 78.80 Acres, more or less

PRICE: \$5,250.00 Per Acre (whole)

LEGAL DESCRIPTION: The property lies in Section 4, Township 4 North, Range 2 East, Rapides Parish, Louisiana.

LOCATION: Located in Rapides Parish near the Libuse community.

GPS COORDINATES: -92.268712 Longitude
31.347943 Latitude

DIRECTIONS: From the Cottingham Expressway and Highway 28 East in Pineville, travel east on Hwy 28 East approximately 7.5 miles to its intersection with Esler Field Road/ Gunter Road, turn right on Gunter Road and travel approximately 0.7 mile, turn left on Barron Chapel Road and travel approximately 1.8 miles, property is on the left. See maps for more details.

ACCESS: The property fronts Barron Chapel Road approximately 400 feet and fronts Hazmuka Road an approximate distance of 2180 feet. See map.

PRESENT USE: Timber Production

POTENTIAL USES: Residential Estates, Investment, Timber, and Recreation

UTILITIES: Electricity, telephone, and community water. Sewer is handled by private system.

Note: Purchaser should contact providers to verify capacity and availability from providers.

SOILS: Vick Silt Loam - Class II
0 to 2% Slopes

Wrightsville Silt Loam

- Class III

TOPOGRAPHY: Level to nearly level

FLOOD ZONE: According to Preliminary Federal Emergency Management Agency map Community Panel Number 22079C0375G dated 7/31/07 the property lies in Zone X which is outside the 100-year flood plain or flood plain not determined.

The information above is provided for guidance only and is not guaranteed. Baker Agri-Forest Properties, LLC recommends purchaser get official determination prior to purchasing.

TIMBER: The standing timber consists of a mixed natural forest (Hardwood dominant).

MINERALS: Minerals owned by Seller will be reserved and will not be included in this sale.

SCHOOL ZONES:

PK-2	Buckeye Elementary
3-5	H R Lawrence Elementary
6 -12	Buckeye High School

The information above was obtained from the internet. Baker Agri-Forest Properties, LLC does not warrant this information. Buyer should verify the school zones with the Rapides Parish School Board office prior to purchasing.

LEASES: Currently leased for hunting with a cancellation clause if the property is sold.

REMARKS: Rare find. This multi-use property could serve as a unique residential estate/development, offering size and recreation just minutes from town.

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.

INFORMATION ASSUMED TO BE CORRECT - NOT GUARANTEED

FOR MORE INFORMATION, CONTACT

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