



A Limited Liability Company

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South Delta/Larto Lake Property Information Sheet

DATE: October 17, 2019

ACREAGE: 2,565.84 Acres, +/-

PRICE: \$7,312,644 cash at closing. (\$2,850.00 per acre)

LEGAL DESCRIPTION: All of Fractional Section 3, all of Section 4, all of Section 9, all of Section 10 lying North of LA Hwy 3102, that part of lots 4, 5, & 6 of Section 11 lying North of LA Hwy 3102, and that part of Section 15, lying North of LA Hwy 3102, all in Township 4 North, Range 5 East, Catahoula Parish, Louisiana.

LOCATION: Located approximately 20 miles southwest of Jonesville, LA., approximately 28 miles east of Alexandria/Pineville, LA., and approximately 15 miles northeast of Marksville, LA.

Property is 3 hours and 45 minutes from Houma, 3.5 hours from New Orleans, 3 hours from Shreveport, 2.5 hours from both Monroe and Baton Rouge, 2 hours from Lafayette, and 1.5 hours from Natchez, MS.

DIRECTIONS: From the US Hwy 84 and LA Hwy 124 intersection in Jonesville, La., travel south on LA Hwy 124 for approximately 19.4 miles. Bear right (west) to remain on LA Hwy 124 and travel for approximately 4.7 miles. Turn right (north) on LA 3102 and travel approximately 7.7 miles. Turn right (southwest) to remain on LA Hwy 3102 and travel approximately 1.4 miles to arrive at the parking area located on the south line of the property.

From the US Hwy 167 and LA Hwy 107 intersection in Pineville, La., travel southeast towards Marksville on LA Hwy 107 for approximately 19.9 miles. Turn left (east) on LA Hwy 1196 and travel approximately 8.4 miles. At this point, the road name will change to Vick Road/LA Hwy 1196. Continue on the Vick Road for another 7.8 miles. Turn left (north) on an unnamed parish road. Travel north along said unnamed parish road for approximately 5.4 miles. At this point the unnamed parish road becomes LA HWY 3102 and turns back to blacktop. From this point, travel approximately 0.6 miles to arrive at the parking area located on the south line of the property.

Special Conditions:

Property is enrolled within a road and drainage cooperative and the owner will be contractually bound to pay all pro-rated assessed costs for membership. The assessment on a normal year runs +/- \$5.00 per acre (+/- \$12,829.20 total). This membership, however, allows the owner to traverse all the roads within the association and will allow for access to the property from LA Hwy 115 in Deville by using farm roads on the Louisiana Delta Plantation South Farm. Accessing the property through the South Farm will decrease travel time by approximately 20 minutes when coming from the Alexandria/Pineville area.

GPS COORDIANTES:

Longitude: -91.949

Latitude: 31.326

ACCESS:

LA Hwy 3102 (Parish blacktop) runs along the southern portion of the property. A Louisiana Department of Wildlife and Fisheries (LDWF) gravel road runs through the property in close proximity to the eastern boundary. It is our understanding that the LDWF access is deeded and this agency handles the road maintenance.

CURRENT/POTENTIAL USES: Recreation and Investment.

MINERALS:

Seller will reserve 50% of any mineral rights owned.

TOPOGRAPHY:

Nearly level to slightly undulating.

SOILS:

Sharkey clay, 0-1% slope, rarely flooded	+/- 56%
Sharkey clay, overwash	+/- 18%
Tensas silty clay, 0-1% slope, rarely flooded	+/- 12%
Levees-Barrow pits,	+/- 5%
Water	+/- 4%
Sharkey clay, 0-1% slope, frequently flooded	+/- 3%
Dowling clay	+/- 1%
Coushatta silt loam	+/- 1%

TIMBER:

2,313.7 acres of the property is enrolled in the Wetland Reserve Program (WRP), now referred to as the Wetland Reserve Easement (WRE). Approximately 2,113.5 acres of the enrolled acreage was planted with various hardwood seedlings in the first quarter of 2006. The balance of the enrolled acreage is comprised of food plots and existing wetlands. The remaining +/- 252.14 acres of the property not in WRP is comprised of roads, barrow pits, levees, and woodland along Larto Lake.

AMMENITIES:

- +/- 2,113.5 acres of 13 year old hardwood WRP consisting of mostly oaks, green ash, and cypress.
- +/- 525 acres of the +/- 2,113.5 acres of planted hardwoods are considered to be shallow water areas. There are 3 control structures to regulate the water level in the shallow water areas.
- +/- 85 acres of barrow pits providing good fishing and alligator hunting.
- +/- 63.4 acres of established food plots within the WRP.
- +/- 9,240 feet of frontage on Larto Lake.
- +/- 17 acre camp area located along LA Hwy 3102.
- Borders Dewey Wills WMA (+/- 63,984 acre WMA) on 2 sides for approximately +/- 3.5 miles.
- +/- 7 miles of interior access roads located throughout the property.
- Hard boundaries with some low fencing.
- Utilities in proximity to property.
- Excellent deer hunting and duck hunting.

- Located just adjacent to the Louisiana Delta Plantation South Farm.
- Located approximately 14 miles southeast of Catahoula Lake and the Catahoula National Wildlife Refuge.
- This area of the state is historically known for concentrations of waterfowl during the winter migration and the hunting opportunities are some of the best available in the state.

SITE INSPECTIONS:

By appointment only. Please contact Baker Agri-Forest Properties, LLC to set up a showing.

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 MORE INFORMATION CALL DONALD BAKER, MELANIE BLANCHARD, OR
ROBERT TASSIN @**

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VISIT OUR WEBSITE: www.bakeragproperties.com