



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

Property Information Sheet

DATE: October 23, 2019

ACREAGE: 80 Acres, +/-

PRICE: \$255,000.00 (\$3,187.50/Acre) cash at closing

LEGAL DESCRIPTION: Located in the E/2 of the NE/4, Section 35, Township 12 North, Range 3 East, Caldwell Parish, LA.

LOCATION: Located approximately 5 miles south of Grayson, LA and approximately 9.4 miles northeast of Olla, LA.

DIRECTIONS: Starting from the intersection of U.S. Hwy 165 and LA Hwy 124 in Olla, LA travel northeast on U.S. Highway 165 approximately 7.2 miles and turn right onto Joy Hill Road. Travel approximately .6 miles and turn right onto Gilbert Road. Travel approximately 600 feet and turn right onto Hillman Road. Travel approximately 1.6 miles to arrive at the NE corner of the property. Please refer to the attached maps for more detail.

GPS COORDINATES: Longitude: -92.124
Latitude: 31.986

ACCESS: The property has approximately 1,200 feet of road frontage on the north end of the east side along LA Hwy 850, along with parish road frontage on Hillman Road on the north.

CURRENT/POTENTIAL USES: Timber, pasture, investment and rural homesite.

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

TOPOGRAPHY: Gently rolling.

SOILS:	Faulkner silt loam,	6.0 acres
	Sacul fine sandy loam, moderately sloping	49.0 acres
	Providence silt loam, 1 to 5% Slopes	25.0 acres

TIMBER: The property consists of 2 timber stands. Stand 1 consists of +/- 74 acres of a natural pine stand estimated to have been established in 1987. Stand 1 was second thinned in 2005. Stand 2 consists of +/- 6 acres of a natural pine stand that is much older than stand 1 and more mature.

Baker Land & Timber Management, Inc. systematically installed 37 – 1/5th acre sawtimber and 1/10th acre pulpwood plots on stand 1. Stand 2 had 3 – 1/5th acre sawtimber and 1/10th acre pulpwood plots installed. Both stands were cruised in September, 2019. The cruise numbers listed below are the estimated timber volumes by product class.

STAND 1:

Pine Sawtimber	- 4,486 Tons
Pine CNS	- 147 Tons
Pine Pulpwood	- 1,866 Tons
Red Oak Sawtimber	- 277 Tons
White Oak Sawtimber	- 139 Tons
Misc. Hardwood Sawtimber	- 18 Tons
Hardwood Pulpwood	- 662 Tons

STAND 2:

Pine Sawtimber	- 686 Tons
Pine CNS	- 15 Tons
Pine Pulpwood	- 272 Tons
Hardwood Pulpwood	- 56 Tons

Note: Timber volume estimates were derived using locally accepted timber cruise methodology and timber utilization standards. Timber volumes 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 such 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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Or
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VISIT OUR WEBSITE: www.bakeragproperties.com