

Date: 1/20/2021

Crest Natural Resources, LLC. Tract Details

Tract Reference # 218-01

Acres: 9.32±

Asking Price: \$75,350.00

Location: North Toledo Bend State Park Rd. & Village Drive Sabine Parish LA.

Restrictions: Single Family Residences

**Attributes: Water and Electricity are apparent
(BUYER RESPONSIBLE FOR DETERMINATION OF FLOOD ZONE)**

Minerals:

Seller reserves 100% interest in all of the oil, gas, casing head gas and other hydrocarbon minerals occurring naturally in liquid or gaseous state as may be owned by Seller at this time in, and under that may be produced from the property, it is the intention of Seller that this reservation cover and include fugacious minerals only and the Buyer is to receive all other minerals of every nature, description and kind, including but not limited to coal, lignite, sulphur, bauxite, sand gravel, etc.

Crest Natural Resources, LLC. makes no representations or warranties as to suitability for any intended use. Buyer must perform their own due diligence regarding the property. All property is sold "AS IS WHERE IS"

Inspections: All inspections must be scheduled with Crest Natural Resources, LLC., prior to entry by a potential buyer. A Temporary Access Agreement must be signed and returned to Crest Natural Resources, LLC. prior to entry for inspection purposes. This Temporary Access Agreement must be with you during inspections.

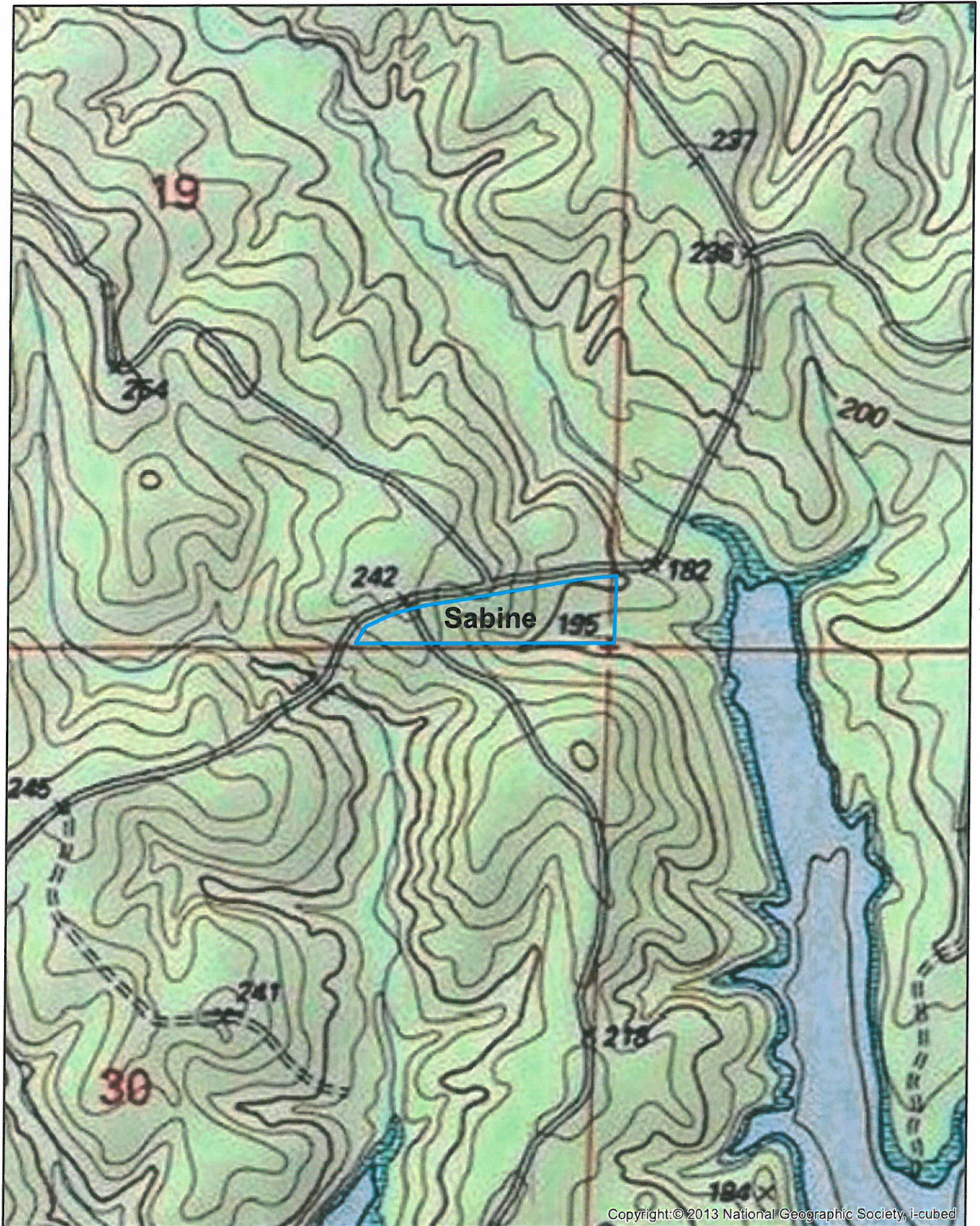


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CNR Tract 218-01
9.32± Acres
Sabine Parish, LA.



12/29/2020



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