



A Limited Liability Company

3306 Giamanco Street, Alexandria, LA 71301  
P O Box 5624, Alexandria, LA 71307  
Phone: 318-473-8751 Fax: 318-473-4045  
Website: bakeragproperties.com  
Licensed by Louisiana Real Estate Commission, USA

### **Property Information Sheet**

**DATE:** March 17, 2021

**ACREAGE:** 495 Acres, more or less.

**PRICE:** \$1,500,000.00 (\$3,030.30/Acre).

**GENERAL DESCRIPTION:** Located within Section 10, Township 2 South, Range 1 West, Evangeline Parish, LA.

**LOCATION:** Located approximately 3.6 miles northwest of Turkey Creek, LA.

**DIRECTIONS:** Starting from the intersection of U.S. Hwy 167 and Cemetery Road in Turkey Creek, LA travel west on Cemetery Road for approximately .5 mile. At this point the Cemetery Road turns into the Glenmora Turkey Creek Road, continue travelling the Glenmora Turkey Creek Road for approximately 2.77 miles. Turn west onto Royal Street. Please refer to the attached maps for more detail.

**GPS COORDINATES:** Longitude: -92.452  
Latitude: 30.906

**ACCESS:** The property has road frontage on both sides of Royal Street (an Evangeline Parish Road) plus other access through adjoining landowners.

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

**MINERALS:** Seller will reserve 100% of all mineral rights owned. The subject is currently under an oil, gas and mineral lease.

---

*Specializing in forest, recreation and agricultural properties*

TOPOGRAPHY: Gently rolling to steep terrain in the uplands and relatively flat in the creek bottom areas.

SOILS:	Calhoun-Duralde Complex,	15 acres
	Cascilla Silt Loam	143 acres
	Duralde silt loam, 1 to 3% Slopes	57 acres
	Iota Silt Loam, 3 to 8% Slopes	147 acres
	Naturally forested borrow pits, sand spoil	45 acres
	Ruston fine sandy loam, 5 to 8% slopes	78 acres
	Water	10 acres

TIMBER: The property consists predominately of two forest types. One timber type consists of +/- 207 acres of bottomland hardwood and pine timber. The second timber type consists of +/-268 acres of natural pine and hardwood and is comprised of 3 timber stands. Most of the pine timber from the second timber type was selectively thinned about 6 years ago. The stand of natural pine and hardwood in the southeast corner is where the naturally forested borrow pits and sand spoil is located. The balance of the acreage not noted above consists of water and non-forested areas.

In November, 2018, Baker Land & Timber Management, Inc. installed 54 – circular sample plots within the bottomland hardwood/pine stand, (1/5<sup>th</sup> acre for sawtimber and 1/10<sup>th</sup> acre for pulpwood). The natural pine/hardwood stand was cruised by installing 62 – circular sample plots within the +/- 268 acres, (1/5<sup>th</sup> acre for sawtimber and 1/10<sup>th</sup> acre for pulpwood). Based on the above timber cruise methodology, listed below are the estimated timber volumes by product class as of November, 2018:

Bottomland Hardwood/Pine stand	- 207 Acres
Pine Sawtimber	- 245 MBF, Doyle
Pine Pulpwood	- 24 Tons
Pine topwood	- 435 Tons
Red Oak Sawtimber	- 124 MBF, Doyle
White Oak Sawtimber	- 169 MBF, Doyle
Cypress Sawtimber	- 19 MBF, Doyle
Misc. Hardwood Sawtimber	- 889 MBF, Doyle

Hardwood Pulpwood - 3,908 Tons

Natural Pine/Hardwood Stand - 268 Acres

Pine Sawtimber - 3,164 MBF, Doyle

Pine Chip-n-saw - 142 Tons

Pine Pulpwood - 301 Tons

Pine topwood - 5,582 Tons

Red Oak Sawtimber - 142 MBF, Doyle

White Oak Sawtimber - 78 MBF, Doyle

Misc. Hardwood Sawtimber - 111 MBF, Doyle

Hardwood Pulpwood - 2,506 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. Complete timber volume computations (T-Cruise) are available upon request. This professionally managed tract contains significant pine and hardwood timber volumes, which equate to significant value.

**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 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, ROBERT TASSIN OR MELANIE BLANCHARD @ (318) 473-8751**

**VISIT OUR WEBSITE: [www.bakeragproperties.com](http://www.bakeragproperties.com)**

---

*Specializing in forest, recreation and agricultural properties*