



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

PROPERTY INFORMATION SHEET

DATE: August 26, 2021

ACREAGE: 102 Acres, +/-

PRICE: \$335,000.00 (\$3,284.31/Acre) cash at closing

LEGAL DESCRIPTION: A +/-102 acre tract described as follows:

- 1) The NW/4 of the SE/4 of Section 32, Less and Except +/-8.7 acres lying East of LA Hwy 117, all in T7N-R8W, Natchitoches Parish.
- 2) The SW/4 of the SE/4 of Section 32, Less and Except +/- 10 acres described as the NE/4 of the SW/4 of SE/4, all in Section 32, T7N-R8W, Natchitoches Parish.
- 3) The NW/4 of the NE/4 of Section 5, T6N-8W, Natchitoches Parish, Louisiana.

LOCATION: Located approximately 7.7 miles south of Provencal, LA.

DIRECTIONS: Starting from the intersection of LA Hwy 120 and LA Hwy 117 in Provencal, LA travel south on LA Hwy 117 approximately 7.7 miles. The subject property lies on the west side of LA Hwy 117. Please refer to the attached maps for more detail.

GPS COORDINATES: Longitude: -93.209
Latitude: 31.546

ACCESS: The property has approximately 3,500 feet of road frontage on LA Hwy 117 on the west side.

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

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

TOPOGRAPHY: Relatively flat with some areas of steeper terrain.
Santabarb Creek runs through the lower part of the subject.

SOILS:	Bellwood Clay, 1 to 5% slopes	17.0 acres
	Guyton silt loam, 0 to 1% slopes	64.0 acres
	Bellwood Clay, 5 to 12% slopes	21.0 acres

TIMBER: The property consists of 3 timber stands. Stand 1 consists of +/- 31 acres of natural pine made up of predominately older pine sawtimber. Stand 2 consists of +/- 26 acres of a pine plantation planted in 1985 and it is predominately large pine sawtimber. Stand 3 consists of +/- 46 acres of bottomland hardwood and pine.

Baker Land & Timber Management, Inc. installed 19 – 1/10th acre sample plots within stand 1 (+/-12.2% sample). Stand 2 had 9 – 1/10th acre sample plots installed (+/-7% sample). Stand 3 had 23 – 1/10th acre sample plots installed (+/-10% sample). The subject property was cruised in January, 2020. The timber cruise information listed below is the estimated timber volumes by product class.

STAND 1: 31 acres Natural pine

Pine Sawtimber	- 255 MBF/ Doyle
Pine Pulpwood	- 644 Tons
Hardwood Pulpwood	- 85 Tons
Red Oak Sawtimber	- 101 Tons
Misc. Hardwood Sawtimber	- 27 Tons

STAND 2: - 26 acres 1985 Plantation

Pine Sawtimber	- 418 MBF/ Doyle
Pine Pulpwood	- 538 Tons
Hardwood Pulpwood	- 60 Tons

STAND 3: - 46 acres bottomland hardwood/pine

Pine Sawtimber	- 116 MBF/ Doyle
Pine Pulpwood	- 268 Tons
Hardwood Pulpwood	- 1,232 Tons
Red Oak Sawtimber	- 962 Tons
Misc. Hardwood Sawtimber	- 156 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.

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 and accordingly, it cannot be responsible for: any title or survey issues or problems concerning the above described property; any shortages in acreage or land area; the accuracy of the legal descriptions provided; any defects, whether hidden or apparent; environmental issues or problems; flooding issues or 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