



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

Property Information Sheet

DATE: August 26, 2021

ACREAGE: 80 Acres, more or less.

PRICE: \$165,000.00 (\$2,062.50/Acre) cash at closing

LEGAL DESCRIPTION: The N/2 of the NW/4, Section 19, Township 12 North, Range 4 East, Caldwell Parish, LA.

LOCATION: Located approximately 5.2 miles south of Grayson, LA and approximately 12.5 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 9.5 miles and turn right onto Twin Lake Road (just past the Caldwell Country Club). Travel in a southerly direction on Twin Lake Road for approximately .8 mile and turn left onto Stamper Road. At the end of Stamper Road, turn right onto LA Hwy 850. Travel approximately .4 mile and turn left onto Parker Road. Travel approximately 1.73 miles to arrive at a woods road on the west side of the road. This woods road leads to the east side of the subject property. Please refer to the attached maps for further instructions.

GPS COORDINATES: Longitude: -92.099
Latitude: 32.007

ACCESS: The property is accessed by traversing through a private woods roads taking off from Parker Road to arrive near the NE corner. The seller has acquired a predial (permanent) servitude over this road that attaches to the title of the subject tract and this servitude will move to the buyer and all future owners.

CURRENT/POTENTIAL USES: Timber, investment and recreation.

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

TOPOGRAPHY: Gently rolling.

SOILS:	Sacul fine sandy loam, moderately sloping	71.6 acres
	Guyton and Ouachita silt loams	8.4 acres

TIMBER: The property contains two timber stands: Stand 1 consists of a +/- 64 acre loblolly pine plantation planted in 1997 that was 1st thinned in 2013. Stand 2 consists of +/-16 acres of streamside management zone areas that were left to protect water quality and enhance wildlife habitat.

Stand 1 was cruised by Baker Land & Timber Management, Inc. in November, 2014. A total of 16 BAF10 prism plots were installed within this stand. Listed below are the estimated timber volumes by product class that have been adjusted based on the 2014 inventory to reflect additional years of biological growth from 2015-2018:

Small Pine Sawtimber	- 1,344 Tons
Pine Pulpwood & Pine topwood	- 3,866 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.

Stand 2 was cruised by Baker Land & Timber Management, Inc. in November, 2014. A total of 8 BAF10 prism plots were installed within this stand. Listed below are the estimated timber volumes by product class that have been adjusted based on the 2014 inventory to reflect additional years of biological growth from 2015-2018:

Pine Sawtimber	- 130 Tons
Pine Pulpwood	- 78 Tons
Oak sawtimber	- 298 Tons
Mixed Hardwood Sawtimber	- 396 Tons
Hardwood Pulpwood	- 262 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 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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