



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

Property Information Sheet

DATE: June 20, 2023

ACREAGE: 199.77 Acres \pm

PRICE: \$689,000.00 (\$3,448.97.00/acre) cash at closing

LEGAL DESCRIPTION: The NE/4 and the NE/4 of the SE/4 of Section 34, T7N-R13W, Sabine Parish; Less and Except a 100'X100' square (.23 acre) in the southeast corner of the NE/4 of the SE/4 of Section 34, T7N-R13W, Sabine Parish.

DIRECTIONS: From the intersection of LA 191 and LA 1215 south of Zwolle, LA, head west on LA 1215 for a distance of about 2 miles to the intersection with Aimwell Road. Turn right on Aimwell Road and head north for a distance of about 1 mile. The subject tract starts on the right at this point.

Please refer to the attached maps for details. Showing is by appointment only.

GPS COORDINATES: Longitude: -93.549
Latitude: 31.549

ACCESS: The property has public road access on Aimwell Road. Another gate on Aimwell Road, which is north of the tract, can be used for access to the east side of the tract via Little Beech Road, a former parish road. This access is over land owned by Alexandria Timber, LLC and managed by American Forest Management and has been used by the owners of the subject tract for decades.

POTENTIAL USES:	Recreation, timber, investment, rural homesite and development.													
MINERALS:	Seller will reserve 100% of all mineral rights owned.													
TOPOGRAPHY:	Gently rolling													
SOILS:	Guyton-luka association.	33.40 acres												
	Keithville very fine sandy loam, 1-5% slopes.	29.80 acres												
	Latonia fine sandy loam, 1-5% slopes.	16.50 acres												
	Sacul fine sandy loam, 1-5% slopes.	51.40 acres												
	Sacul fine sandy loam, 5-12% slopes.	67.10 acres												
	Saucier fine sandy loam 1-5% slopes.	1.90 acres												
TIMBER:	<p>The tract is comprised of 2 separate timber stands. Stand 1 is +/- 170 acres of upland, naturally regenerated pine with hardwood and stand 2 is +/-30 acres of streamside management zones containing naturally established hardwood with pine. The 2 stands are depicted on the color aerial photograph and the USGS quadrangle map depicting the subject. The timber was inventoried by Baker Land & Timber Management, Inc. (BLTM) in February, 2023. A total of 85 – 1/10th acre circular sample plots were systematically installed in the upland areas and a total of 15 – 1/10th acre circular sample plots were systematically installed within the streamside management zones.</p> <p>Listed below are the estimated total timber volumes by product class for stand 1:</p> <table><tr><td>Pine sawtimber</td><td>6,462 Tons</td></tr><tr><td>Pine chip-n-saw</td><td>2,986 Tons</td></tr><tr><td>Pine pulpwood</td><td>2,993 Tons</td></tr><tr><td>Pine topwood (pulpwood in pst tops)</td><td>5,718 Tons</td></tr><tr><td>Hardwood sawtimber</td><td>224 Tons</td></tr><tr><td>Hardwood pulpwood</td><td>2,092 Tons</td></tr></table>		Pine sawtimber	6,462 Tons	Pine chip-n-saw	2,986 Tons	Pine pulpwood	2,993 Tons	Pine topwood (pulpwood in pst tops)	5,718 Tons	Hardwood sawtimber	224 Tons	Hardwood pulpwood	2,092 Tons
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Hardwood pulpwood	2,092 Tons													

Listed below are the estimated total timber volumes by product class for stand 2 (identified as "SMZ"):

Pine sawtimber	870 Tons
Pine chip-n-saw	12 Tons
Pine pulpwood	5 Tons
Pine topwood (pulpwood in pst tops)	367 Tons
Hardwood sawtimber	671 Tons
Hardwood pulpwood	887 Tons

Note: Timber volume estimates were derived using locally accepted timber cruise methodology and utilization standards. It is BLTM's opinion that some pine chip-n-saw and pine sawtimber is suitable for poles but this product was omitted due to the variation in demand and preferred lengths. Timber volumes are provided for reference only and are not guaranteed. Timber volume computation information is attached.

SPECIAL CONDITIONS: If the successful buyer elects to have the subject tract surveyed, it will be at the sole expense of the buyer. If the acreage determined by the survey is different from the estimated acreage provided herein (199.77 acres), then the sale price will be adjusted based on pro-ration of the offer made for the noted acreage and accepted. BLTM will flag the 100' X 100' Less and Except parcel in the southeast corner of the lower 40.

INFORMATION NOTES: Please be advised that +/-180 acres of the subject tract was subject to a surface lease to International Paper Company from 1942-1992. The E/2 of the NE/4 of the SE/4 of Section 34, T7N-R13W, containing +/-20 acres, was not subject to the lease and has old red painted boundary lines around it.

The Seller wishes to retain the 100'X100' square in the southeast corner of the NE/4 of the SE/4 of Section 34, T7N-R13W, in order for them to be able to access +/-19 acres owned by them to the east of the subject and not in this offering.

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 The subject 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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