



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

Property Information Sheet

DATE: March 1, 2024

ACREAGE: ± 521.69 acres

PRICE: \$1,419,600.00 / \$2,721.16 per acre.

LEGAL DESCRIPTION: A ± 521.69 acre tract, comprised of 2 parcels and being located in Sections 23, 25, 26 & 35, T8N-R13W, Sabine Parish, LA. Said tract being more particularly depicted on a boundary survey by Brandon C. Thorton, PLS, with Delta Consulting, Inc., dated 12/12/23. *The recently surveyed lines have been painted with red boundary line paint.*

LOCATION: The property is located just west of Zwolle, LA and lies west of US 171. LA 191 runs through the southwest part of the subject.

DIRECTIONS: To access the west side of the subject, proceed north on LA 191 from the intersection with South Orbie Street/LA 475 in Zwolle and proceed north a distance of +/-2.3 miles, where the highway crosses the south boundary line just east of the southwest corner. There is a gate on the right (east side) of the highway not far from the south line. The gate has a combination lock on it and the combination number is 3-3-0-6. There is another gate near where the west boundary line crosses LA 191 on the east side of LA 191 and it is not locked.

To access the east side of the subject, proceed north on US 171 from the intersection with North Orbie Street/LA 475 (just north of Zwolle) a distance of +/-7/10ths of a mile and turn left onto a road named Vines Road that goes through an auto repair and storage yard called Stewart Harold Auto Sales and Salvage. The road goes through Stewart Harold's

business. It is apparent this road is used to access several properties to the west of the Stewart property and it is this firm's understanding the road is a former parish road. You will come to a yellow gate and it has a combination lock on it. The combination number is 3-3-0-6. West of Stewart Harold's land, the road goes through land owned by the State of Louisiana, then land owned by James D. Peterson, Jr. (who is one of the owners of the property listed for sale) and then through land owned by Toni Evans to arrive at the eastern side of the property for sale. The timber within the Toni Evans property has been recently cut. The recent survey has the line slightly inside the clear cut area for the southwest corner of the Evans property.

GPS COORDINATES: Lat: 31.646
 Long: -93.677
 Coordinates from point on West side of property

ACCESS: See Directions

CURRENT/POTENTIAL USES: Timber, Investment, Recreation.

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

TOPOGRAPHY: The topography on the property is mostly flat to slightly undulating.

SOILS: GYA – Guyton-Iuka association - 236.29 Acres
 LaC – Latonia fine sandy loam, 1-5% slopes 166.4 Acres
 KhB – Kenefick loamy fine sand, 1-3% slopes 61.8 Acres
 SCE – Sacul fine sandy loam, 5-12% slopes 34.2 Acres
 ScC – Sacul fine sandy loam, 1-5% slopes 17.5 Acres
 KeC – Keithville very fine sandy loam, 1-5% slopes 5.5 Acres

TIMBER: The timber stands consist of +/-20 year old planted pine, old growth natural pine hardwood and old growth natural hardwood pine. The timber was inventoried in February, 2024 by Baker Land & Timber Management, Inc. (BLTM). The cruise was stratified in order to yield more reliable results. BLTM came up with +/-332 acres of planted pine and a total of 166 1/10th acre sample plots were systematically installed. It was estimated the natural

pine/hardwood areas consist of +/-34 acres and a total of 17 1/10th acre sample plots were systematically installed. It was estimated the natural hardwood/pine areas consist of +/-156 acres and a total of 78 1/10th acre sample plots were systematically installed.

Below are the estimated timber volumes by product class for the planted pine acreage (+/-332 acres):

Pine Sawtimber	- 4,941 Tons
Pine Chip-n-saw	- 21,576 Tons
Pine Pulpwood	-15,849 Tons
Pine Topwood	- 11,184 Tons
Misc. Hardwood Sawtimber	- 64 Tons
Hardwood Pulpwood	- 1,142Tons

Below are the estimated timber volumes by product class for the natural pine hardwood acreage (+/-34 acres):

Pine Sawtimber	- 577 Tons
Pine Chip-n-saw	- 417 Tons
Pine Pulpwood	- 459 Tons
Pine Topwood	- 644 Tons
Misc. Hardwood Sawtimber	- 141 Tons
Hardwood Pulpwood	- 769 Tons

Below are the estimated timber volumes by product class for the natural hardwood pine acreage (+/-156 acres):

Pine Sawtimber	- 1,134 Tons
Pine Chip-n-saw	- 592 Tons
Pine Pulpwood	- 575 Tons
Pine Topwood	- 865 Tons
Red Oak Sawtimber	- 1,470 Tons
White Oak Sawtimber	- 116 Tons
Misc. Hardwood Sawtimber	- 425 Tons
Hardwood Pulpwood	- 4,421 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. Timber cruise computation data is available upon request. Our timber inventory work was carried out prior to the survey so no timber removed when the Evans property east of the subject was cut is included in the inventory.

IMPROVEMENTS: No improvements.

SPECIAL NOTE: The owners ordered an abstract of title and same was reviewed by Charles Soileau, Attorney at Law in Many, Louisiana and he concurred with the current ownership's opinion of ownership and their respective percentage of ownership. It is my understanding that there are nine owners with varying undivided ownership percentages.

SITE INSPECTIONS: By appointment or by signing an Entry Permit/Hold Harmless Agreement to go on the property, if you are not affiliated with a forestry related company. Please contact Baker Agri-Forest Properties, LLC at the number below.

**** INFORMATION DISSEMINATED ABOVE IS ASSUMED TO BE CORRECT
BUT IS NOT GUARENTEED ****

NOTE: Baker Agri-Forest Properties, LLC has attempted to present the known 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
ROBERT TASSIN, BRIAN BAIN, DONALD BAKER OR MELANIE BLANCHARD
@ 318-473-8751