



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 Narrative

DATE: June 10, 2024

ACREAGE: \pm 110.61 acres

PRICE: \$385,000.00/ \$3,480.70 per acre.

LEGAL DESCRIPTION: \pm 110.61 acres being the E/2 of the NE/4, and that portion of the SW/4 of the NE/4 & the fractional SE/4 lying east of Magnolia Park Road and north of the centerline of old US HWY 71, all in Section 12, T5N-R2W, Grant Parish, LA.

LOCATION: The property is located off US HWY 71 approximately 3.2 miles north of the US HWY 167/US HWY 71 split on the Pineville Expressway.

DIRECTIONS: From the the split of US HWY 71/167, travel north approximately 3.2 miles. Turn right on Magnolia Parish Road and the property is on the right.

GPS COORDINATES: Lat: 31.425
Long: -92.523

ACCESS: The tract has +/-2,200 feet of frontage on Magnolia Park Road.

CURRENT/POTENTIAL USES: Rural residential, Investment, recreation and timber.

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

TOPOGRAPHY: The topography on the property is mostly slightly undulating and with some areas being mostly flat.

SOILS:	Kolin silt loam, 0-2% slopes	56.5 Acres
	Guyton and Cascilla soils	36.2 Acres
	Smithdale fine sandy loam, 3-8% slopes	15.5 Acres
	Ruston fine sandy load, 1-5% slopes	1.8 Acres

TIMBER: The timber consists of mostly hardwood and pine pulpwood interspersed with some small and larger sawtimber trees. Most of the larger timber was removed during a logging operation in 2023. Hurricane Laura in 2020 damaged a considerable amount of timber within the subject.

IMPROVEMENTS: No improvements.

ADDITIONAL INFORMATION: The northernmost +/-30 acres contains hilly land that is well drained and would lend itself to a secluded house site.

SITE INSPECTIONS: By appointment only. Please contact Baker Agri-Forest Properties, LLC

**** 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**