

FOUR TRACTS IN ALLEN AND JEFFERSON DAVIS PARISHES

±Acres: 2,350

Price: \$4,103,918

Location and Access

Tract 7298-3 – 2,113 acres: The tract is located south of Oakdale in the community of Ward. The tract has public road access along Ward Road. The tract is secured with two gates on interior roads intersecting with Ward Road. The tract has very good interior access. There is a network of woods roads throughout the tract. The interior roads are conducive for efficient timber management.

Tract 7299-5 – 40.5 acres: The tract is located just south of Tract 7298-3 and still in the general area known as the Ward community. The tract does not have public road access. The tract can be accessed via an unimproved woods road from Carrier Road through an adjacent landowner. There are no interior roads on the tract.

Tract 6958-4 – 40.3 acres: The tract is located approximately two miles west of Leblanc, Louisiana. Leblanc is along US Hwy 190 between Kinder and Reeves. The property is approximately ½ mile west of Walker Road and approximately 1/8 mile north of US Hwy 190. There is no drivable access onto the property. Call Louisiana Forestry Investments, Inc. at 318.445.5566 for directions on how to access the property.

Tract 7300-3 – 156.6 acres: The property is located in the community of Topsy, Louisiana. The property is approximately 1 ½ mile west of the intersection of Topsy Bel Road and Adams Road. The property is approximately one quarter mile north of Adams Road. There is no public road access to the property. The property can be accessed via Grisby Well Road from Adams Road. The road is used to access oil wells on the property and is in excellent condition. The tract has a good network of interior access roads.

Topography and Soils

Tract 7298-3 – 2,113 acres: The tract is relatively flat and the soils are poorly drained. The soils are loamy and clayey soils with potential for high productivity. The loblolly pine site index at age 50 for these soils are 95 and above. Mitchell Creek runs through the center of the tract. There are several other drainages throughout the tract as well. Approximately 96% of the tract is considered upland and capable of growing pine trees.

Tract 7299-5 – 40.5 acres: The tract is very flat and the soils are very poorly drained. Approximately 65% of the tract is considered upland and capable of growing pine trees.

Tract 6958-4 – 40.3 acres: The topography is flat with very little variation. There is a slight ridge on the southeastern portion of the property. There is a significant stream that holds water all year running through the center of the property. The soils are primarily poorly drained. However, there are portions on the east and northwest of the property that are well drained. Approximately 55% of the tract is considered upland and capable of growing pine trees.

Tract 7300-3 – 156.6 acres: The topography is gentle. There is a ridge in the southwest portion of the property. The topography slopes downward toward the southeast portion of the property. Marsh Bayou runs through the southeast portion of the property. The soils are a combination of both poorly drained and moderately well drained silt loams. Approximately 64% of the tract is considered upland and capable of growing pine trees.

Recreation

Tract 7298-3 – 2,113 acres: Tracts with such a large amount of contiguous acreage are rare. A tract of this size creates many recreational opportunities. The tract size is large enough to implement a large scale deer management program. A high fence on the tract is an option as well. The varying types and age classes of timber are conducive to a healthy deer population. In addition, Mitchell Creek provides a hardwood bottom running through the center of the tract. The network of roads are great for both hunting and ATV riding.

Tract 7299-5 – 40.5 acres: The blend of pine and hardwood timber makes this a great hunting property.

Tract 6958-4 – 40.3 acres: The blend of pine and hardwood timber along with the stream running through the property makes this a great hunting property.

Tract 7300-3 – 156.6 acres: This is an excellent hunting tract. The property has a nice combination of upland pine and bottomland hardwood. The diversity of the tract provides abundant wildlife habitat.

Timber Characteristics

Tract 7298-3 – 2,113 acres: 1,913 acres of the stand are comprised of pine plantations of various age classes. Please see the timber characteristic link for estimated acres, establishment year, and estimated timber volumes for each stand. A thinning operation is being conducted on 755 acres of the tract at this time. The cutting contract can either be cancelled or transferred with the purchase of the property. Approximately 400 acres have been thinned over the last few years. A mid-rotation woody release was conducted on the recently thinned pine plantations to control the hardwood competition.

There is a hardwood bottom occupying 95 acres. There is a recent cutover occupying 84 acres. Roads and open areas comprise 21 acres of the tract.

Tract 7299-5 – 40.5 acres: The timber on the tract consists of a 26 acre pine planation approximately 18 years old. The stand is understocked. There is a 13 acre hardwood bottom with very little merchantable timber. A pipeline runs through the tract occupying one acre.

Tract 6958-4 – 40.3 acres: The timber on the property consists of both upland and bottomland natural mixed pine and hardwoods. There is diversity in species and size classes on the tract.

Tract 7300-3 – 156.6 acres: Approximately 100 acres of the tract consists of a 25 year old pine plantation. There is also a 48 acre bottomland hardwood stand in the southeastern portion of the property. Nine acres of the stand is comprised of well sites, roads, and open areas.

Minerals are not included in the sale.

Call Louisiana Forestry Investments, Inc.

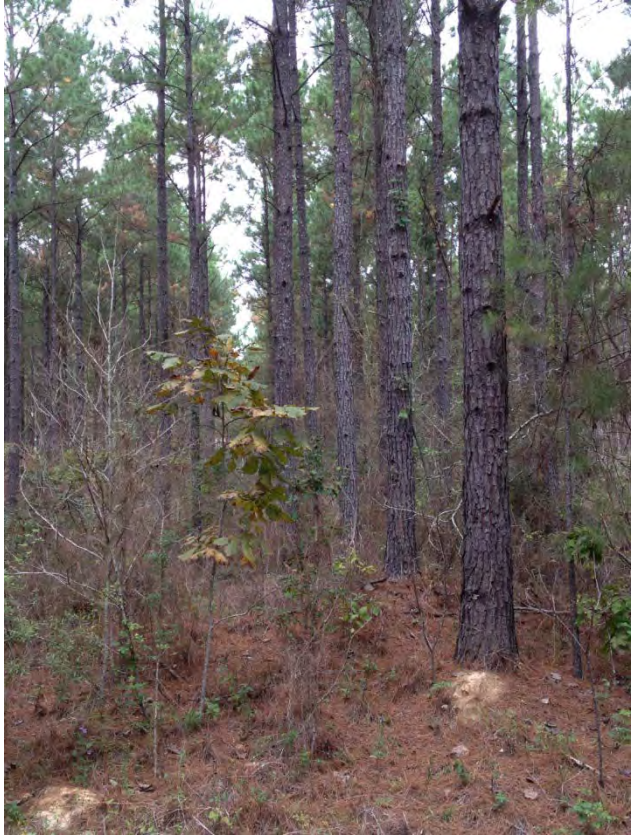
Steven K. Templin - Broker

318.445.5566 or 318.446.1190

Robert J. Tassin – Salesman (318) 451-8031

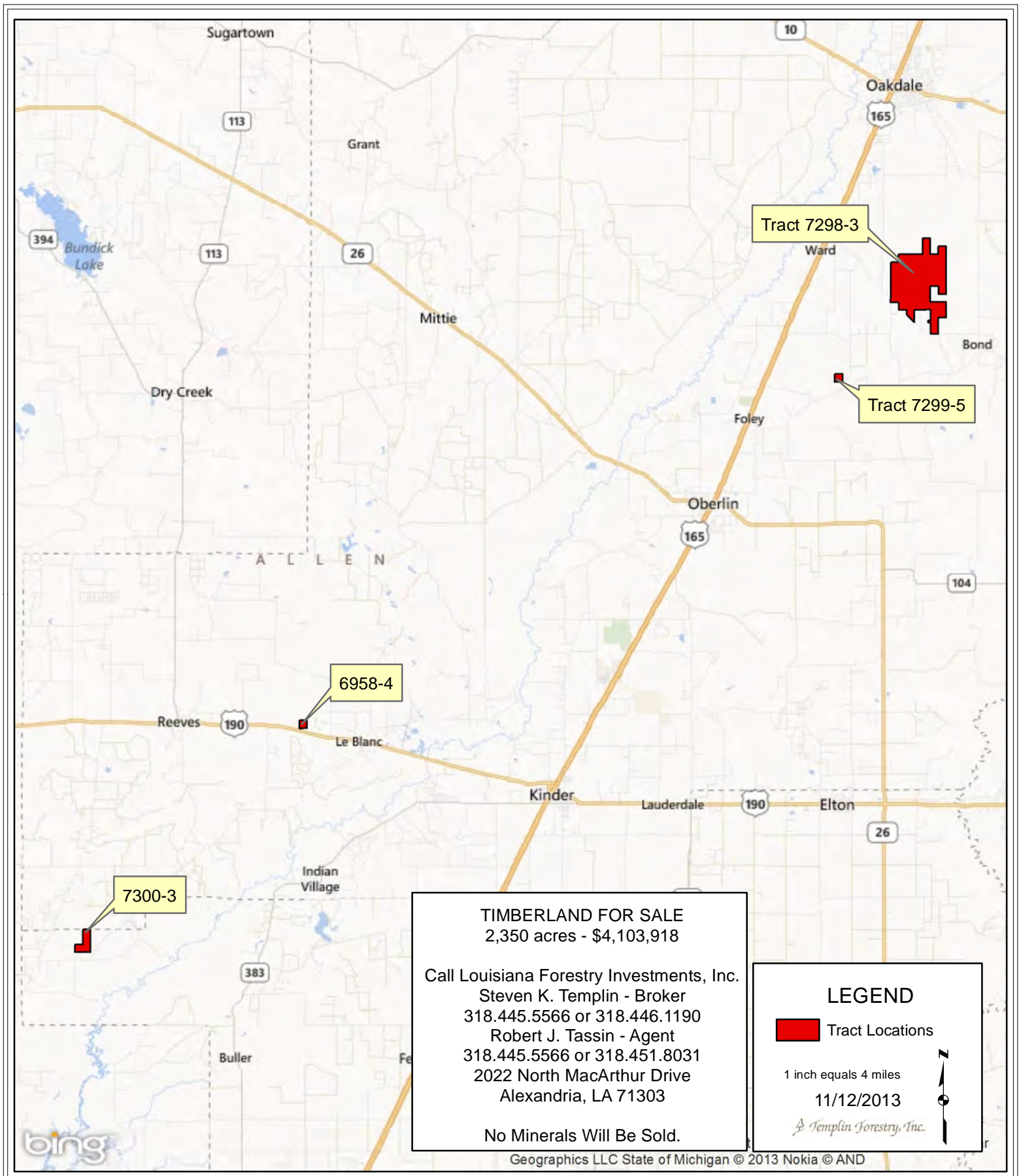
2022 North MacArthur Drive

Alexandria, LA 71303



Timberland for Sale

Four Tracts Totaling 2,350 acres in Allen and Jefferson Davis Parish, Louisiana.



TIMBERLAND FOR SALE

2,350 acres (GIS acres) in Allen and Jefferson Davis Parishes, Louisiana.

\$4,103,918

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Estimated Timber Volumes

Tract	GIS Acres	Large Pine Sawtimber Tons	Pine Sawtimber Tons	Pine Chip&Saw Tons	Pine Pulpwood Tons	Pine Topwood Tons	Hardwood Sawtimber Tons	Hardwood Pulpwood Tons	Hardwood Topwood Tons
7298-3	2,113.1	6,343	23,991	23,002	82,618	5,488	1,681	3,775	614
7299-5	40.5	-	-	21	189	-	-	70	-
6958-4	40.3	-	185	137	1,071	52	102	946	24
7300-3	156.6	-	336	2,300	4,720	420	430	1,021	44
Grand Total	2,350.5	6,343	24,511	25,459	88,598	5,959	2,212	5,812	682

Estimated Acres by Stand Type

Tract	GIS Acres
7298-3	
PULB-1950	2.4
PULB-1984	25.0
PULB-1985	24.9
PULB-1986	70.5
PULB-1989	35.6
PULB-1990	412.1
PUSL-1991	81.8
PULB-1988	207.7
PULB-1998	604.5
PULB-1999	448.7
NBMH-1950	94.6
Cutover	84.3
NT	21.0
7298-3 Total	2,113.1
7299-5	
PULB-1995	26.0
NBMH-1995	13.2
Utility	1.2
7299-5 Total	40.5
6958-4	
NUMP/MH-1985	4.8
NUMP/MH-1992	17.1
NBMH/MP-1950	7.9
NBMH-1985	10.4
6958-4 Total	40.3
7300-3	
PULB-1988	99.8
NBMH-1950	47.6
Open	5.8
Utility	3.3
7300-3 Total	156.6

Stand Type Key	
Stand Origin	~ PULB-1975
Land Type	_____
Species	_____
Year of Origin	_____

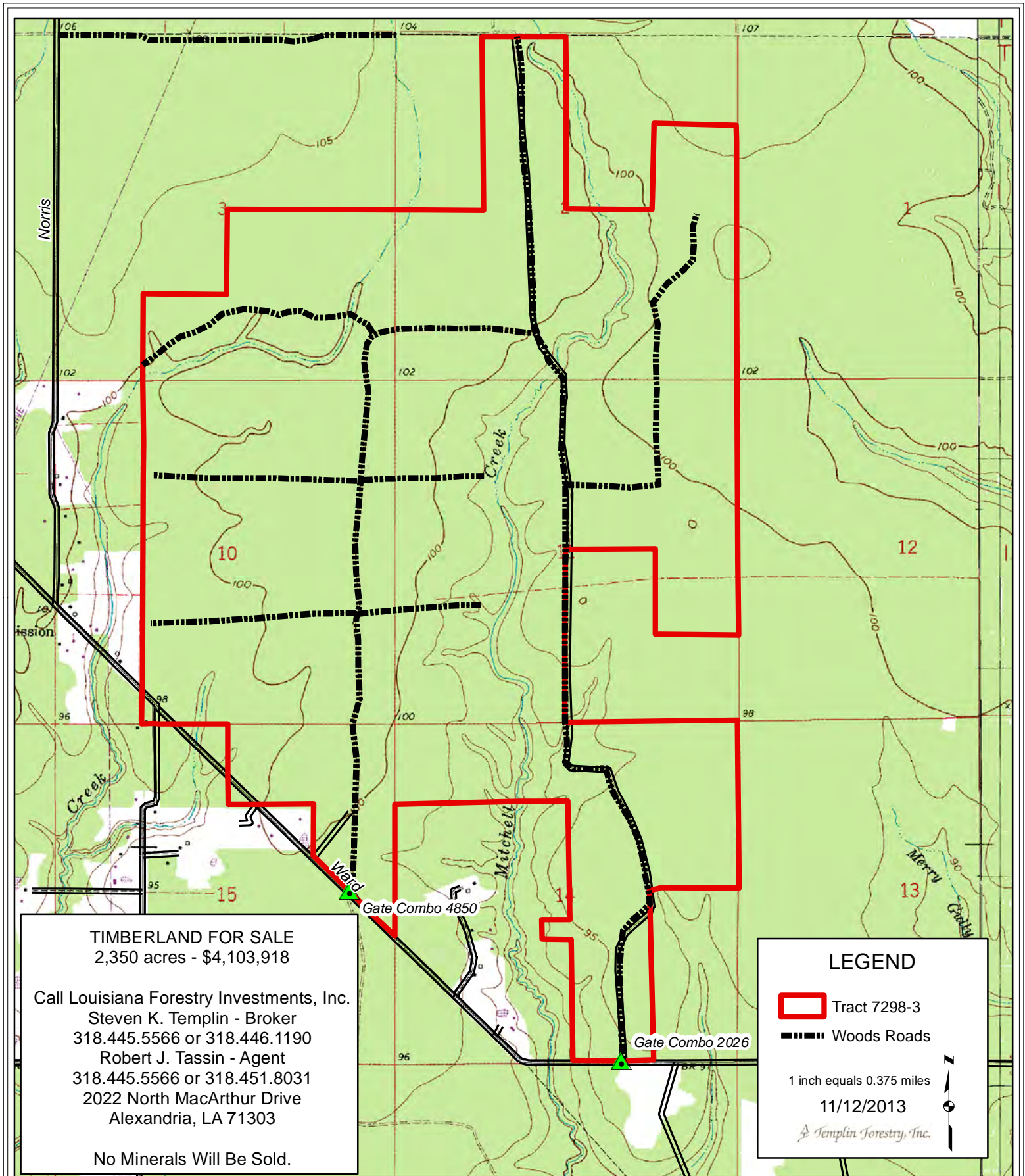
Stand Origin
N
P

Land Type	
U	Upland
B	Bottomland
L	Lowland

Species	
LB	Loblolly Pine
SL	Slash Pine
LL	Longleaf Pine
MP	Mixed Pine
MH	Mixed Hardwood

Timberland for Sale

Tract 7298-3: Approximately 2,113 acres, more or less,
in Sections 2, 3, 10, 11, 14, and 15, T4S, R3W, Allen Parish, Louisiana.



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LEGEND

- Tract 7298-3
- Woods Roads

1 inch equals 0.375 miles

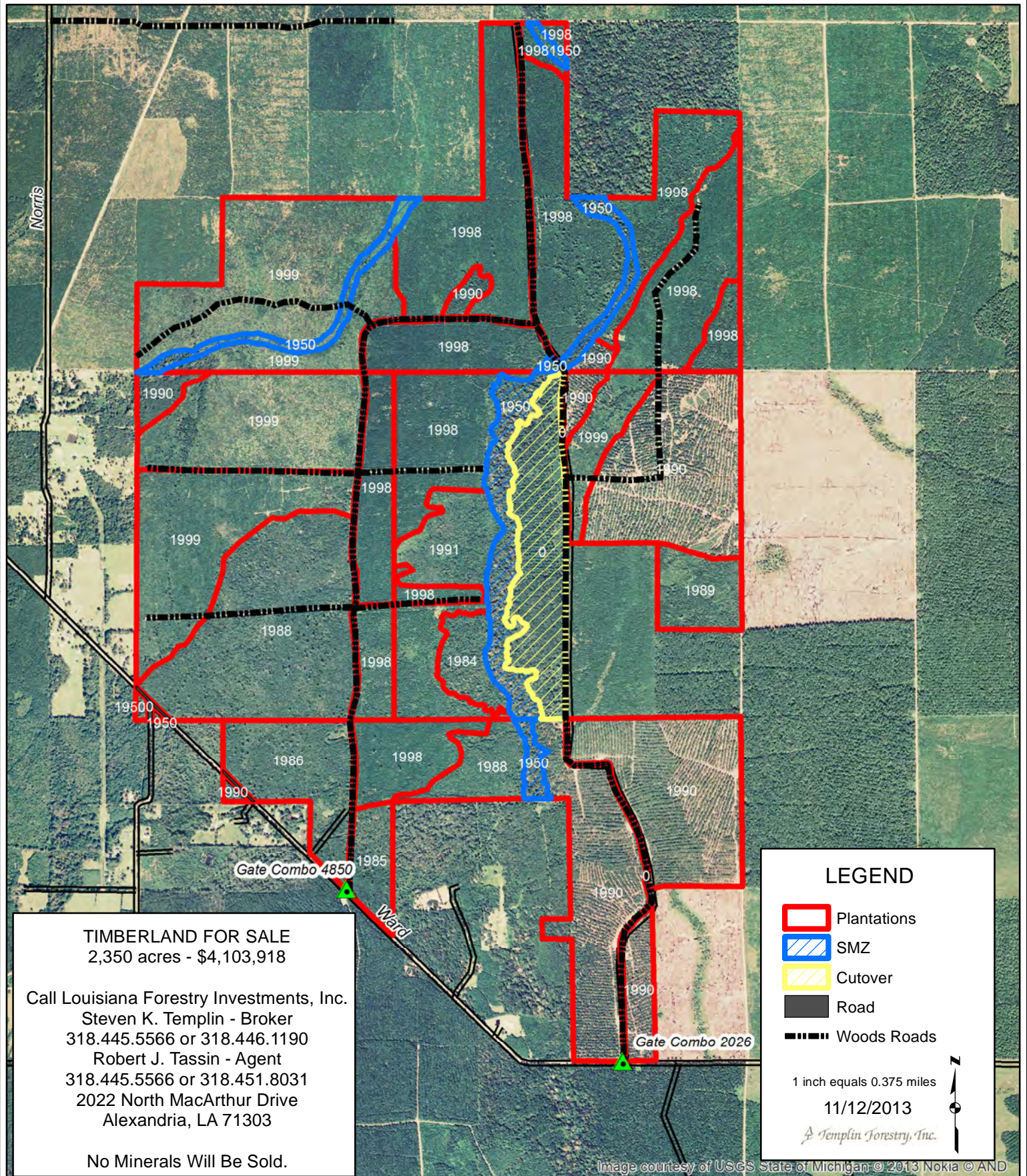
11/12/2013

Templin Forestry, Inc.



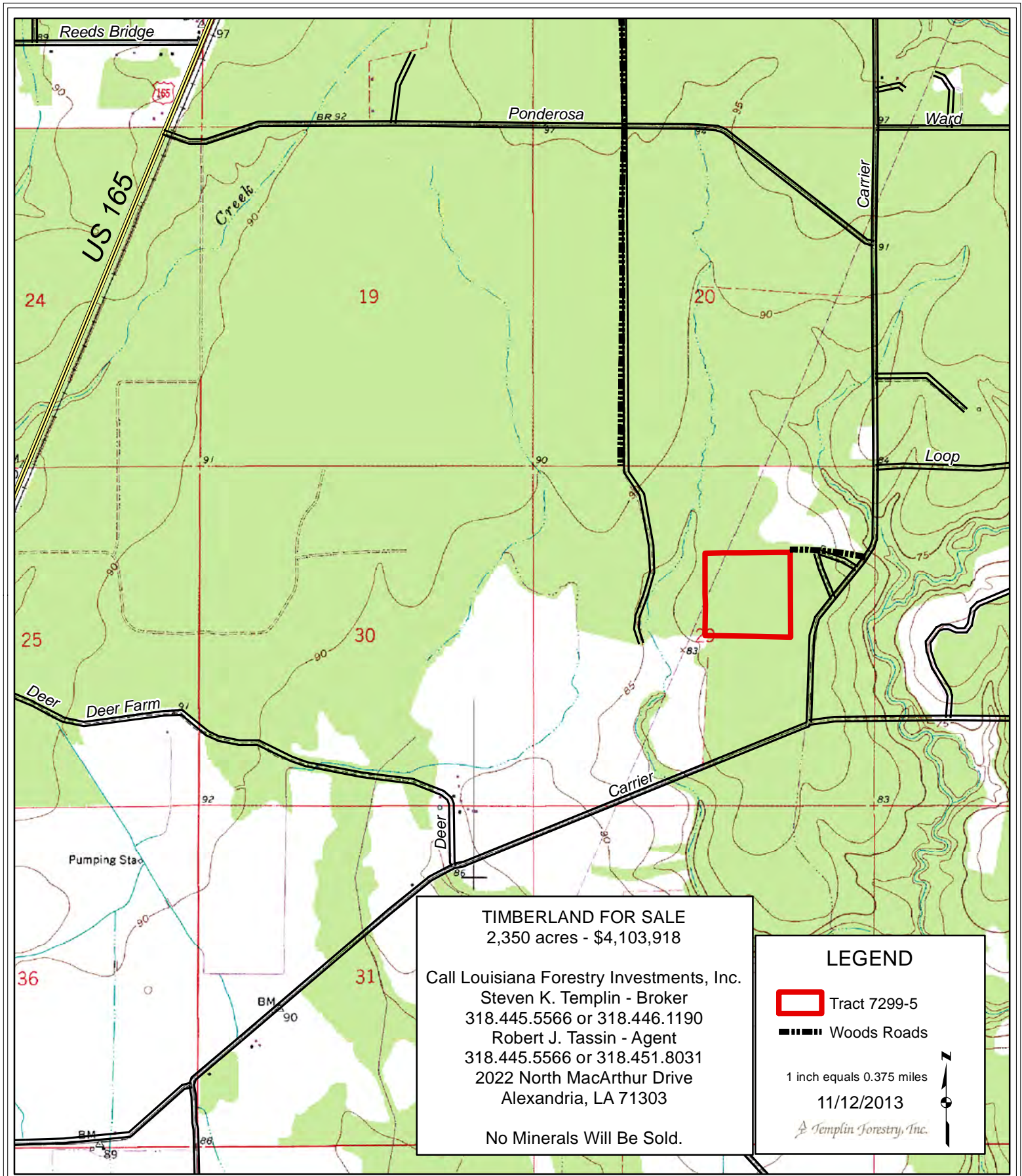
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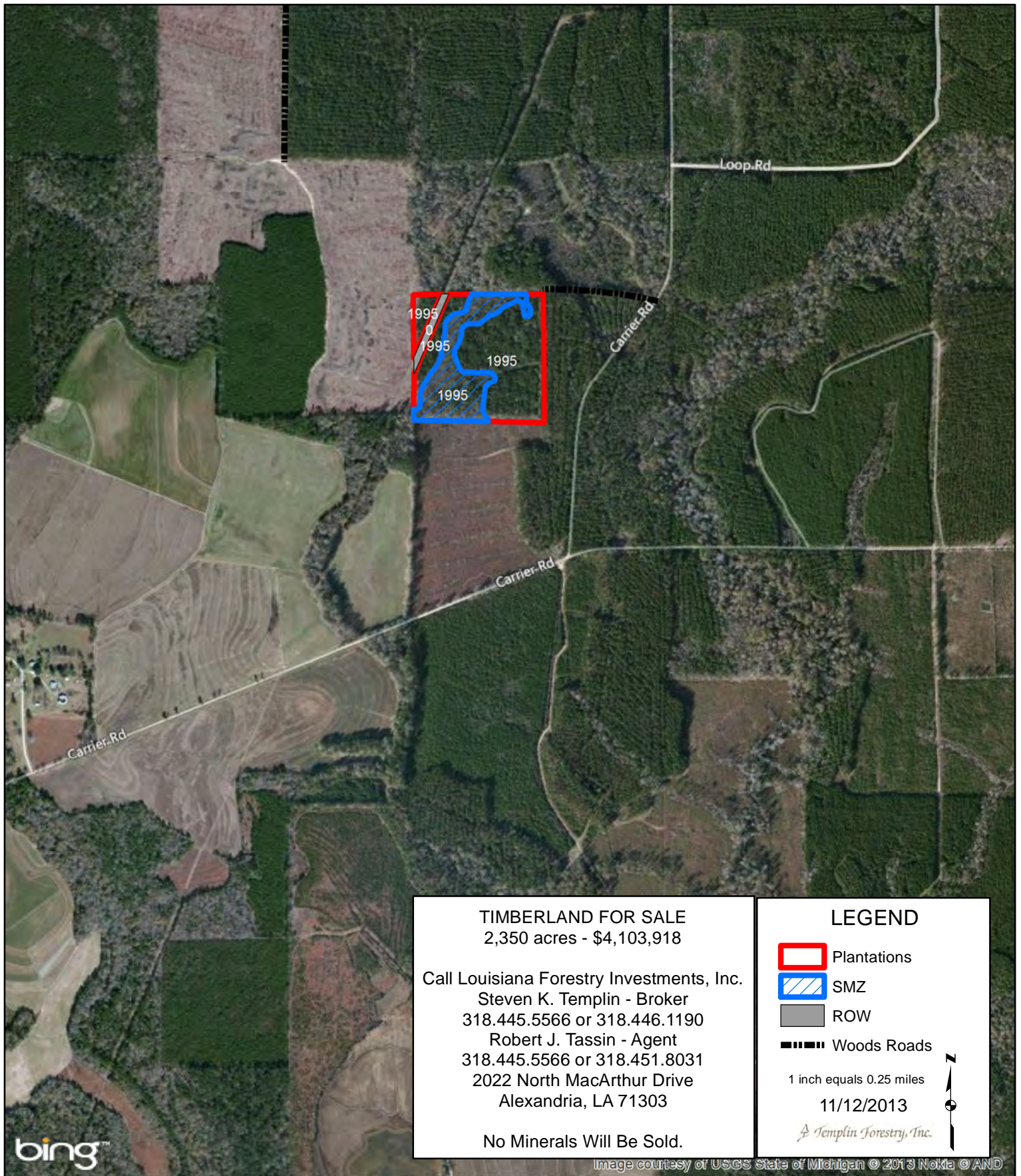
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Tract 7299-5: Approximately 40.5 acres, more or less,
being the SW/4 of the NE/4, Section 29, T4S, R3W, Allen Parish, Louisiana.



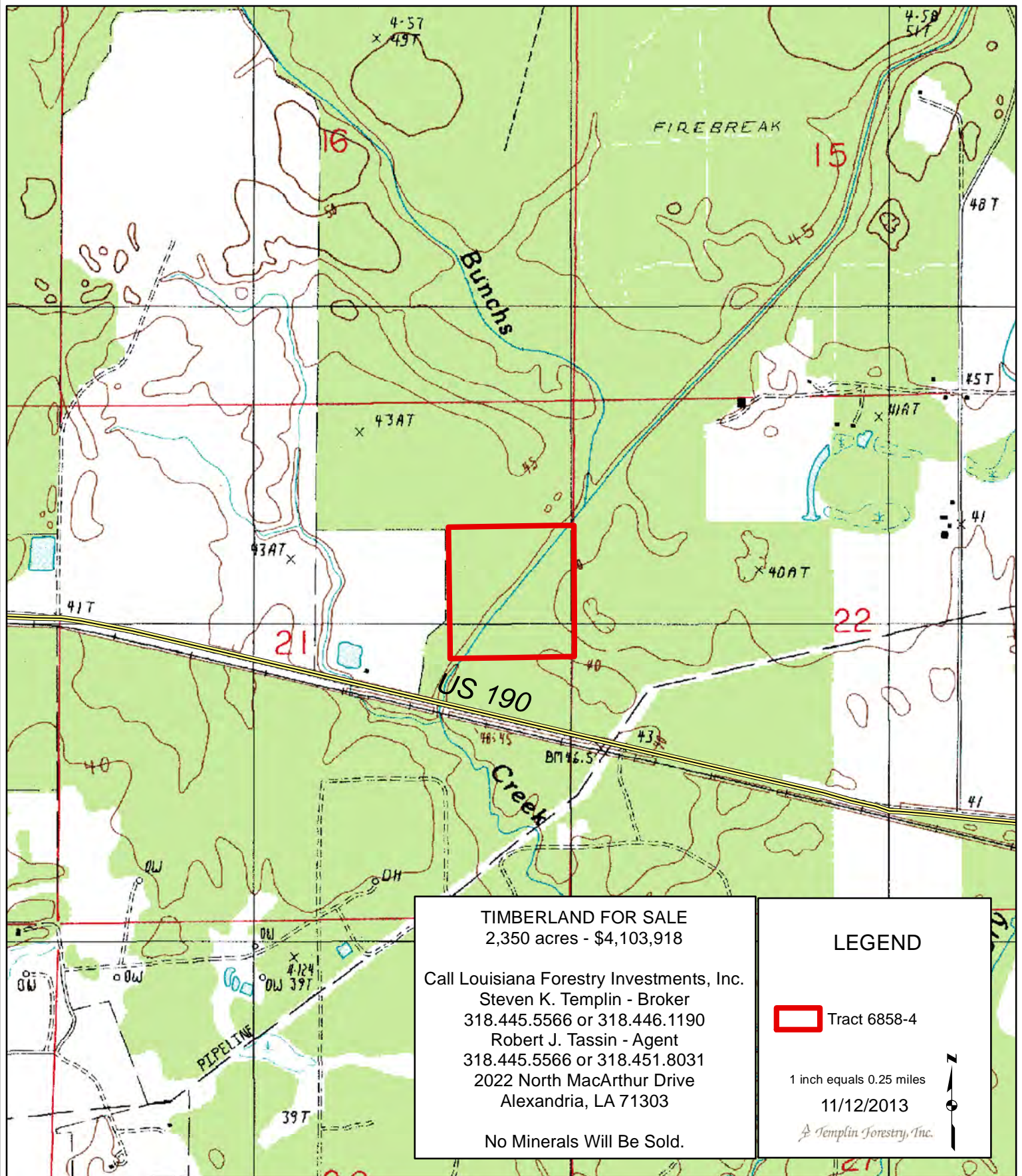
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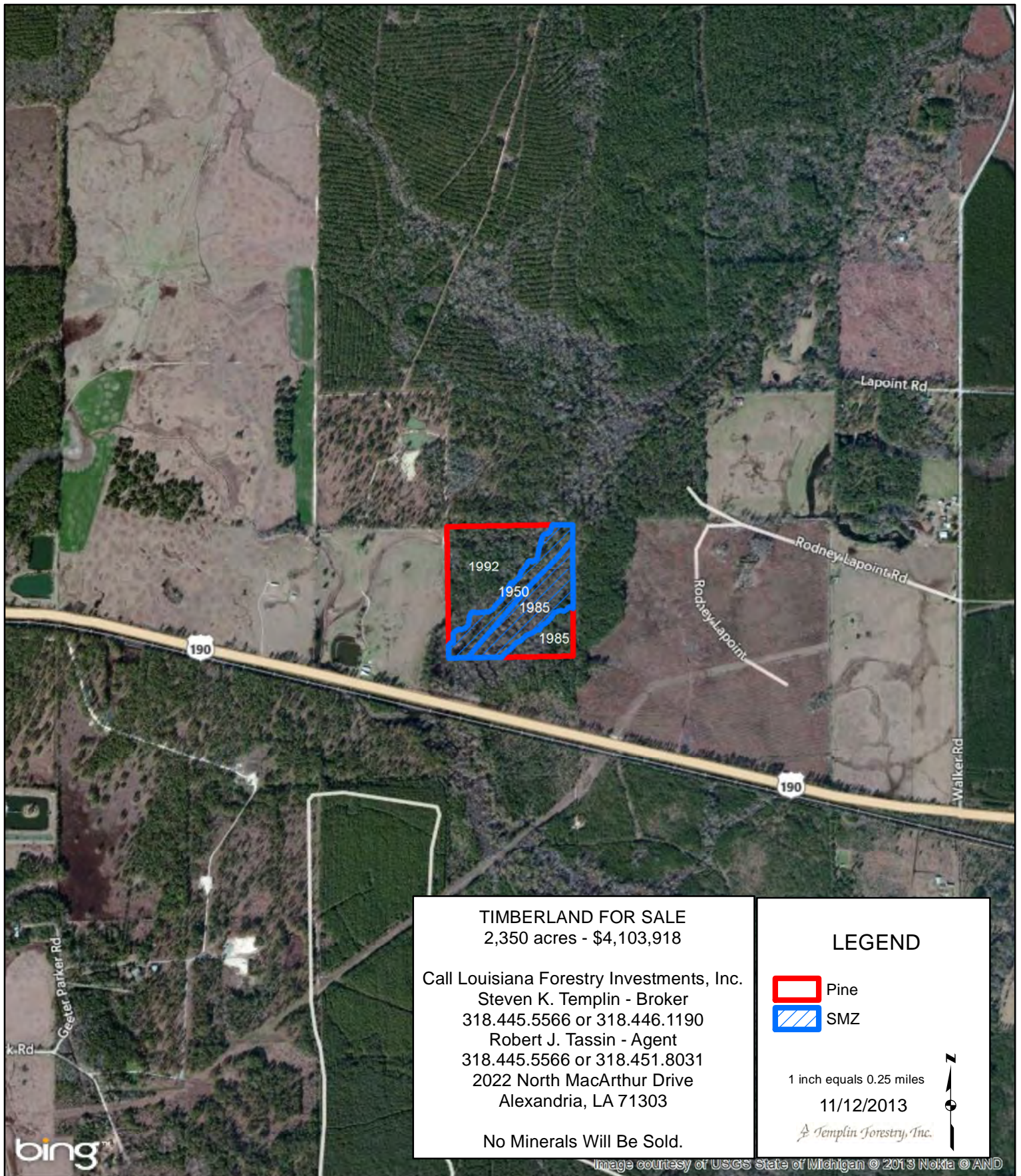
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Tract 6958-4: Approximately 40.3 acres, more or less,
being the SE/4 of the NE/4, Section 21, T6S, R6W, Allen Parish, Louisiana.



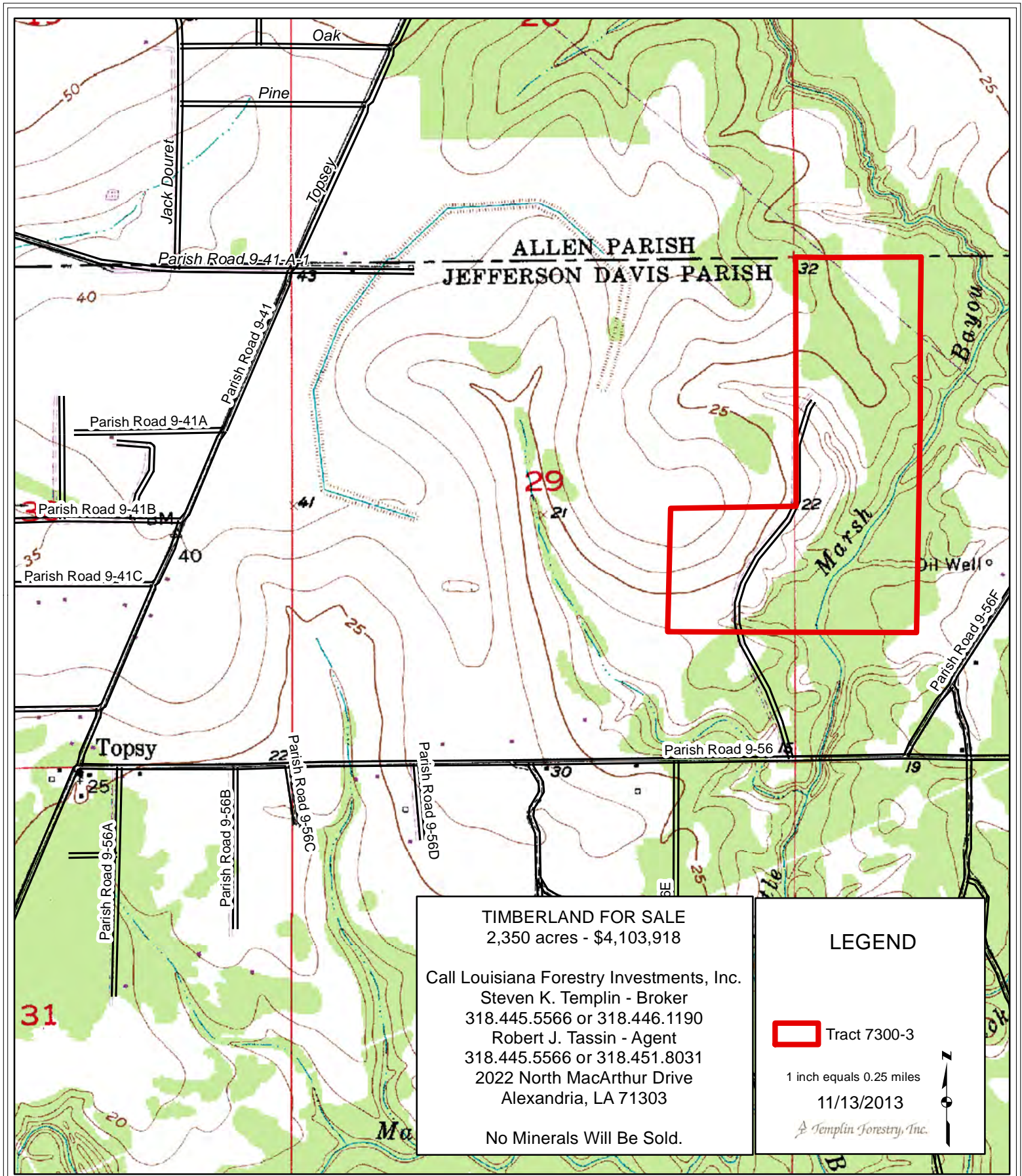
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Timberland for Sale

Tract 7300-3: Approximately 156.6 acres, more or less, being the W/2 of the NW/4 and the NW/4 of the SW/4, Section 28; and the NE/4 of SE/4, Section 29; T7S, R7W, Jefferson Davis Parish, Louisiana.



Timberland for Sale

Tract 7300-3: Approximately 156.6 acres, more or less, being the W/2 of the NW/4 and the NW/4 of the SW/4, Section 28; and the NE/4 of SE/4, Section 29; T7S, R7W, Jefferson Davis Parish, Louisiana.

