

GRAPPES BLUFF TRACT

Tract #: 6946

±Acres: 336.4

Price: \$739,872

Location and Access

The property is located west of Campti, Louisiana in the Grappes Bluff community. The property is approximately one mile west of the intersection of Grappes Bluff Road and LA Hwy 480. The property has approximately 900 feet of road frontage on LA Hwy 480. The best route to access the central and northern portions of the property is to drive the highline from LA Hwy 480 west of the property. There is a woods road running underneath the highline which leads to the property. The highline and woods road run throughout the main area of the property.

Topography and Soils

The topography on the property is flat. The soils are poorly drained but are suitable for growing pine trees. With the exception of the highline, the remainder of the acreage (Approximately 94%) is considered upland and capable of growing pine trees.

Timber Characteristics

The timber on the property consists of a 317 acre loblolly pine plantation established in 1986. The plantation has been previously thinned and is nearing the time for another thinning operation. There are some lower wet areas in which there is significant hardwood stocking along with the pines. This property is a great timber investment. The timber on this property is in the process of transitioning from pulpwood and chip-n-saw to higher valued pine sawtimber.

Recreation

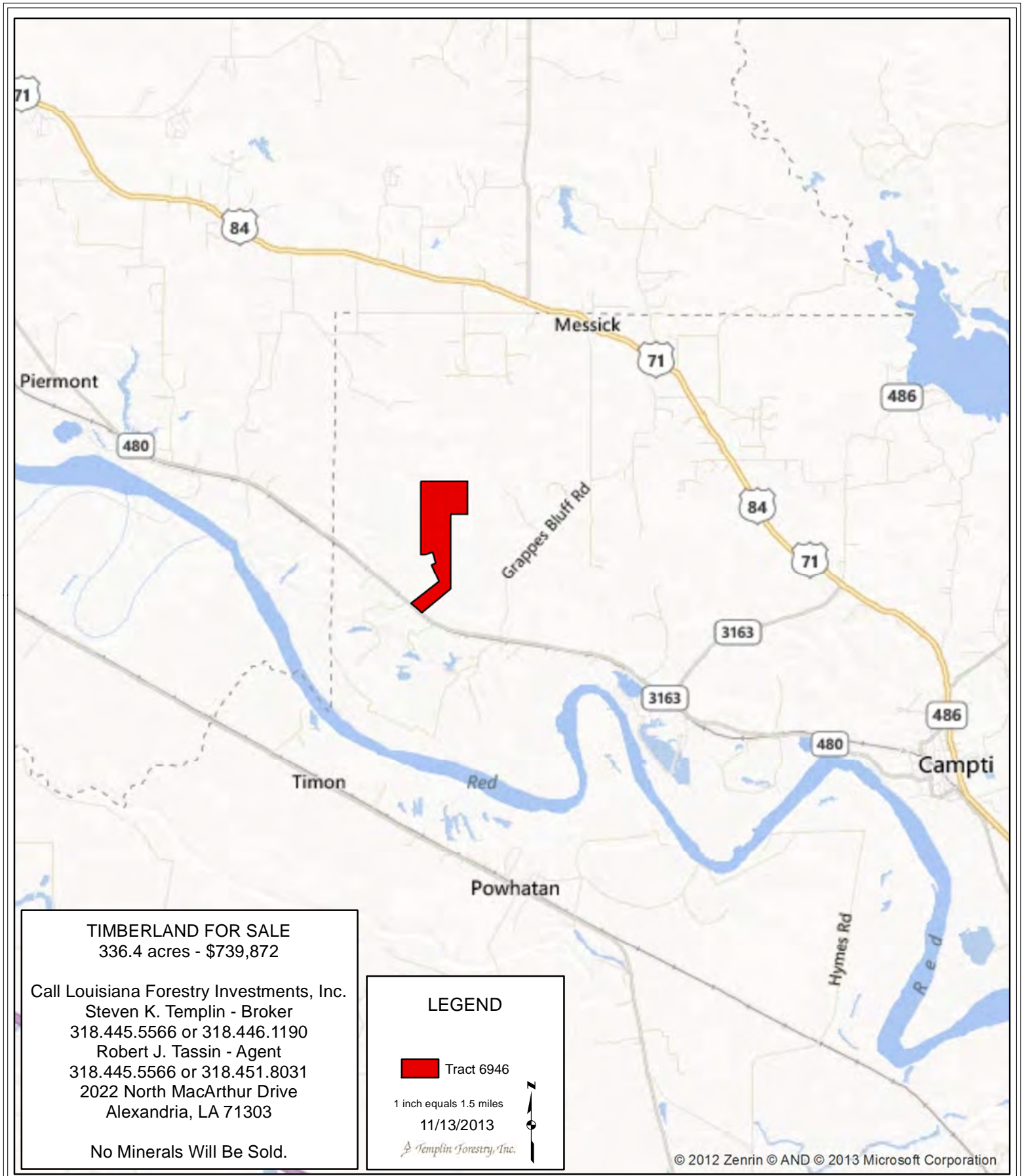
The property is located just north of the Red River. It lies at the edge of the Red River bottom. This is a great deer hunting area of the state. The timber characteristics of the tract provide good deer habitat as well. The thinned pine plantation with occasional hardwood flats provide a diverse habitat for wildlife.

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

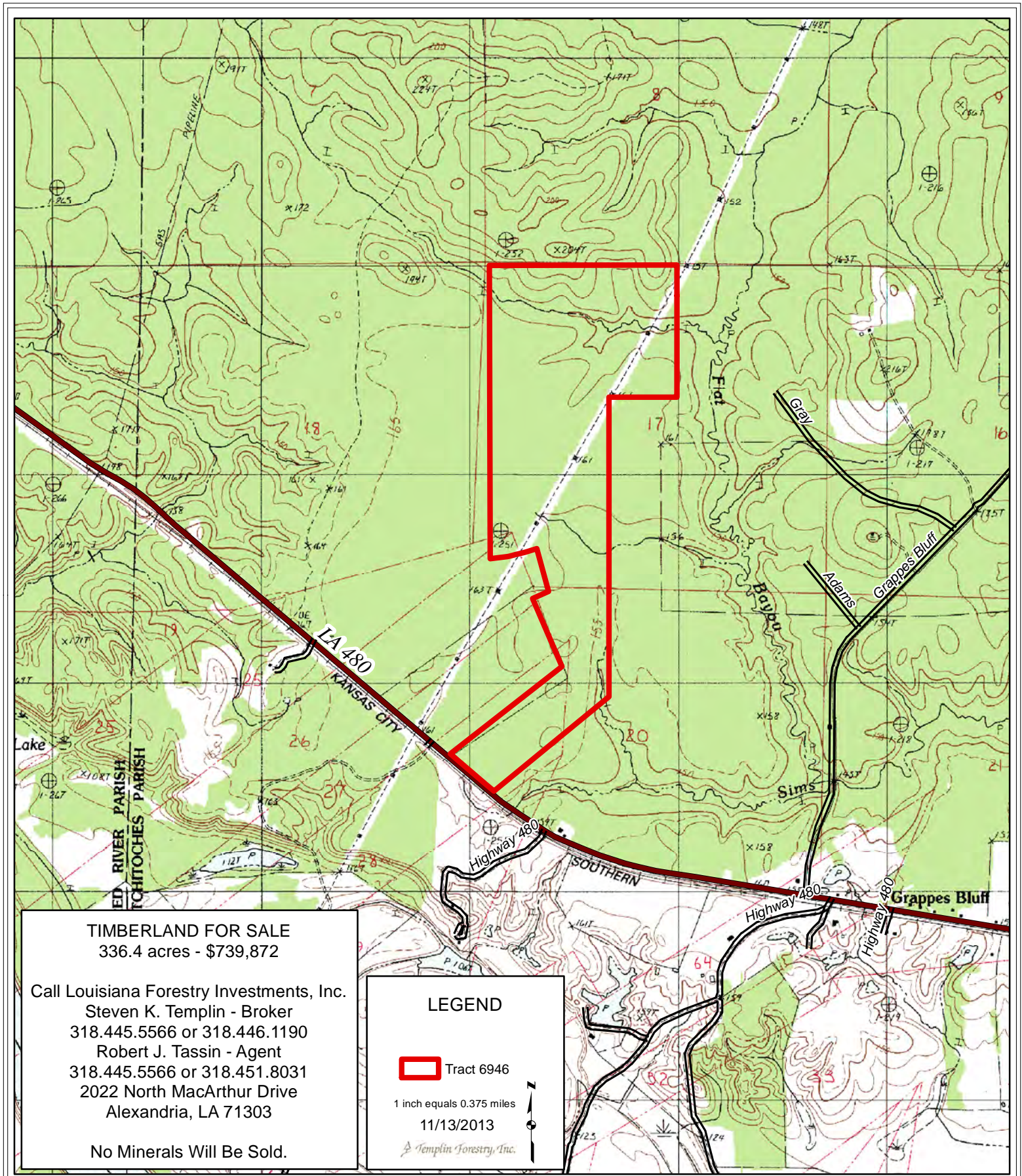
Timberland for Sale

Tract 6946: Approximately 336.4 acres, more or less, being in Sections 17, 20, 26, and 28, T11N, R8W, Natchitoches Parish, Louisiana.



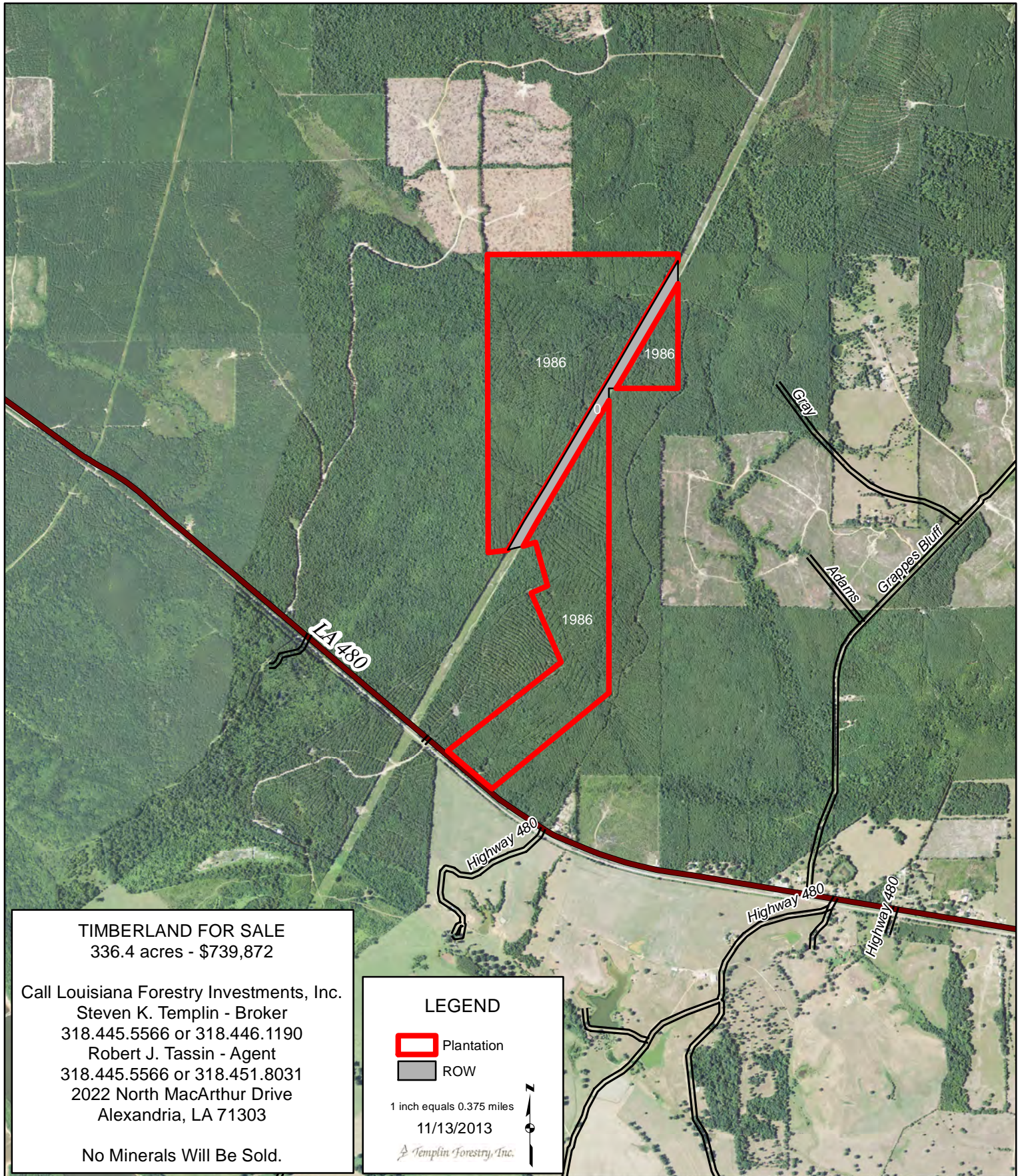
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TIMBERLAND FOR SALE

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\$739,872

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No Minerals Will Be Sold.

Estimated Timber Volumes

Tract	GIS Acres	Large Pine	Pine	Pine	Pine	Pine	Hardwood	Hardwood	Hardwood
		Sawtimber Tons	Sawtimber Tons	Chip&Saw Tons	Pulpwood Tons	Topwood Tons	Sawtimber Tons	Pulpwood Tons	Topwood Tons
Grappes Bluff	336.4	640	4,340	5,761	9,102	-	-	3,837	-

Estimated Acres by Stand Type

Tract	GIS Acres
Grappes Bluff	
PULB-1986	317.1
Utility	19.3
Grappes Bluff Total	336.4

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