



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

### Property Information Sheet

**DATE:** April 16, 2018

**ACREAGE:** 40 Acres, +/-

**PRICE:** \$55,734.60 (\$1,393.37/Acre) cash at closing

**LEGAL DESCRIPTION:** The Northwest ¼ of the Northwest ¼ of Section 4; in Township 6 South, Range 13 West, Beauregard Parish, LA.

**LOCATION:** Located approximately 17.0 miles South of Merryville, LA.

**DIRECTIONS:** From the Hwy 190 and Hwy 389 intersection in Merryville, LA, take Hwy 389 south for approximately 15.8 miles to Spikes Cemetery Road. Turn west (right) onto Spikes Cemetery road and travel approximately .25 miles to Fred Spikes Road and travel approximately 1.6 miles to arrive at the northeast corner of the subject property. Please refer to the attached maps.

**GPS COORDINATES:** Longitude: -93.702  
Latitude: 30.578

**ACCESS:** Private logging roads that lie at the end of Fred Spikes Road.

**CURRENT/POTENTIAL USES:** Recreation, timber & investment.

**MINERALS:** Seller will reserve all mineral rights owned.

**TOPOGRAPHY:** Relatively flat to moderately sloped.

**SOILS:** Simelake – Pluck complex, 0-1% slopes 35 acres  
Bienville Loamy Fine Sand, 1 to 5% slopes 5 acres

**TIMBER:** The timber on this tract consists predominately of natural hardwood with the southern most 5 acres containing pine timber.

The timber was cruised by Baker Land & Timber Management, Inc., an affiliated company, in June of 2016. Listed below are the estimated volumes per product class derived from our cruise.

Red Oak sawtimber:	273 tons
White Oak sawtimber:	94 tons
Miscellaneous hardwood sawtimber:	326 tons
Hardwood pulpwood:	669 tons

Note: Timber volume estimates were derived using locally accepted timber cruise methodology and utilization practices. Timber volumes per product class are provided for reference only and are not guaranteed.

**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 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  
DONALD BAKER, MELANIE BLANCHARD, BEAU BARNES, OR ROBERT TASSIN  
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**VISIT OUR WEBSITE: [www.bakeragproperties.com](http://www.bakeragproperties.com)**