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Licensed by Louisiana Real Estate Commission, USA

Property Information Sheet For Land To Be Sold By Sealed Bid

DATE: April 2, 2018

ACREAGE: 40 Acres, More or Less

PRICE: Lump Sum Sealed Bid on May 17, 2018

LEGAL DESCRIPTION: See Exhibit A

LOCATION: Located 3.0 miles Southwest of Elizabeth, LA.

DIRECTIONS: From the intersection of La Hwy 10 and La Hwy 112 just west of Elizabeth, LA, travel South on La Hwy 112 approximately 2.3 miles to arrive at the northeast corner of the subject property. The Subject property lies to the south of La Hwy 112. See maps for more details.

GPS COORDINATES: Longitude: -92.815
Latitude: 30.855

ACCESS: The property has approximately +/- 660 feet of road frontage on the right of way edge for La Hwy 112. See maps.

CURRENT USE: Timberland

POTENTIAL USES: Recreation, timberland, rural homesite & investment.

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

TOPOGRAPHY: Moderately sloped

SOILS:	Glenmora Silt loam, 1 to 3% slopes	1 acres
	Malbis fine sandy loam, 1 to 5% slopes	39 acres

TIMBER: This +/- 40 acre tract consists of predominately mature pine sawtimber. The timber was cruised in March, 2018 by Baker Land & Timber Management, Inc., utilizing a 10% sample estimate for all sawtimber and pulpwood. A total of 40 - 1/10th acre, circular sample plots were established and measured. Below are the estimated timber volumes by product class:

Pine Sawtimber	- 640 MBF, Doyle
Pine Pulpwood	- 1,351 Tons
Hardwood Sawtimber	- 132 Tons
Hardwood Pulpwood	- 202 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 volume computation information is available upon request.

SPECIAL PROVISIONS: Property will be sold "as is". Language to this effect will be included in the Offer to Purchase and the deed transferring ownership.

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
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Or
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