



A Limited Liability Company

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### **Elm Lake Property Information Sheet**

**DATE:** April 4, 2018

**ACREAGE:** 1,000 Acres, +/-

**PRICE:** \$2,375,000 cash at closing.

**LEGAL DESCRIPTION:** Located in Sections 4 & 5 of Township 7 North, Range 6 East and Sections 31, 32 & 33 of Township 8 North, Range 6 East all in Catahoula Parish, Louisiana.

**LOCATION:** Located approximately 1.5 miles west of Jonesville, LA and approximately 10.5 miles east of White Hall, LA.

**DIRECTIONS:** From the US Hwy 84 and LA Hwy 124 intersection in Jonesville, La., travel north approximately 2.25 miles. Turn west on LA 3101 and travel 1.7 miles to the fork in the road. Take the left fork headed south on Good Road. Follow Good Road for approximately 2 miles to the gated entrance located at the northeastern corner of the property.

**GPS COORDIANTES:** Longitude: -91.863  
Latitude: 31.622

**ACCESS:** Tarpley Road (Parish blacktop) runs along the eastern portion of the property. LA 923 runs along the western portion of the property.

**CURRENT/POTENTIAL USES:** Timber, Investment, Recreation.

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

**TOPOGRAPHY:** Nearly level to slightly undulating.

<b>SOILS:</b>	Bursley silty clay loam	+/- 49%
	Forestdale silty clay loam	+/- 30%
	Calhoun silt loam	+/- 11%
	Alligator clay	+/- 6%
	Dundee silt loam, 0 to 1% slopes	+/- 3%
	Necessity silt loam	+/- 1%

**TIMBER:** See accompanying timber stand map and timber stand volume tables.

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.

**AMMENITIES:**

- Mature timber consisting of mostly oaks and sweet pecan with strips of virgin cypress and tupelo gum along the bayous and brakes.
- Excellent deer hunting and duck hunting. Significant small game populations.
- +/- 40 acre green tree reservoir, +/- 30 acre cypress/tupelo gum brake, and +/- 18 acre open, shallow water area.
- 6,900 feet of frontage on Little River – abundant lift water available for duck hunting or future lake construction.
- 6 box stands (2 doubles and 4 singles) overlooking food plots.
- +/- 26 acres of power line rights-of-way traversing the property which provide numerous stand locations and food plot sites.
- All-weather gated main access and good internal access.
- Hard boundaries with some low fencing with posted signs.
- Utilities in proximity to property.
- Located just east of Catahoula National Wildlife Refuge.
- Good bow hunting potential.
- High fence potential.

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

**FINANCING:** Pre-qualified by:

- Louisiana Land Bank
- First South Farm Credit
- Trustland Mortgage, LLC

**\*INFORMATION ASSUMED TO BE CORRECT – 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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**Or**

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