



A Limited Liability Company

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Website: bakeragproperties.com
Licensed by Louisiana Real Estate Commission, USA

PROPERTY INFORMATION SHEET

ACREAGE:	26.67 Acres, More or Less
PRICE:	\$325,000.00
LEGAL DESCRIPTION:	The property is situated in Section 5, Township 2 North, Range 2 East, Rapides Parish, Louisiana.
LOCATION:	Located in southern Rapides Parish approximately 12 miles south of Alexandria, Louisiana in the Poland Community.
DIRECTIONS:	From Alexandria, travel south on U. S. Hwy. No. 71 approximately 6 miles, turn left and travel east on Louisiana Hwy. No. 3170 (LSUA Road) to its intersection with Louisiana Hwy. No. 1; turn right and travel south on Louisiana Hwy. No. 1 approximately 1.5 miles, turn left on Louisiana Hwy. No. 1198 and travel approximately 1 mile to its intersection with Louisiana Hwy No. 457, turn right onto Louisiana Hwy, No. 457 and travel approximately 0.60 mile and the property is on the left. See map attached.
ACCESS:	The property fronts Louisiana Hwy. No. 457 an approximate distance of 1,500 feet.
POTENTIAL USES:	Water Front Residential Development / Recreation Campsites / Investment
RIVER FRONTAGE:	The property fronts the Red River an approximate distance of 1,500 feet.
TOPOGRAPHY:	Gently undulating
SOILS:	Roxana Very Fine Sandy Loam (Class II)

Specializing in forest, recreation and agricultural properties

UTILITIES: Utilities in proximity to this property include: community water, electricity, and telephone. Sewer is handled by private systems.

Note: Purchaser should contact provider to verify capacities and availability prior to purchase.

FLOOD ZONE: According to Federal Emergency Management Agency map (Firm Panel ID Number 22079C0550G) the Majority of the property lies in flood Zone A which is inside the 100 year flood plain. Majority of the acreage lies between the Red River Protection Levee and an Oxbow lake of the Red River.

SCHOOL ZONES: K - 8 Poland Middle School
9-12 Rapides High School

This information was obtained from the Rapides Parish School Board's website. Baker Agri-Forest Properties, LLC does not warrant this information. Buyer should verify the school zones before purchasing.

MINERALS: Seller reserves all mineral rights.

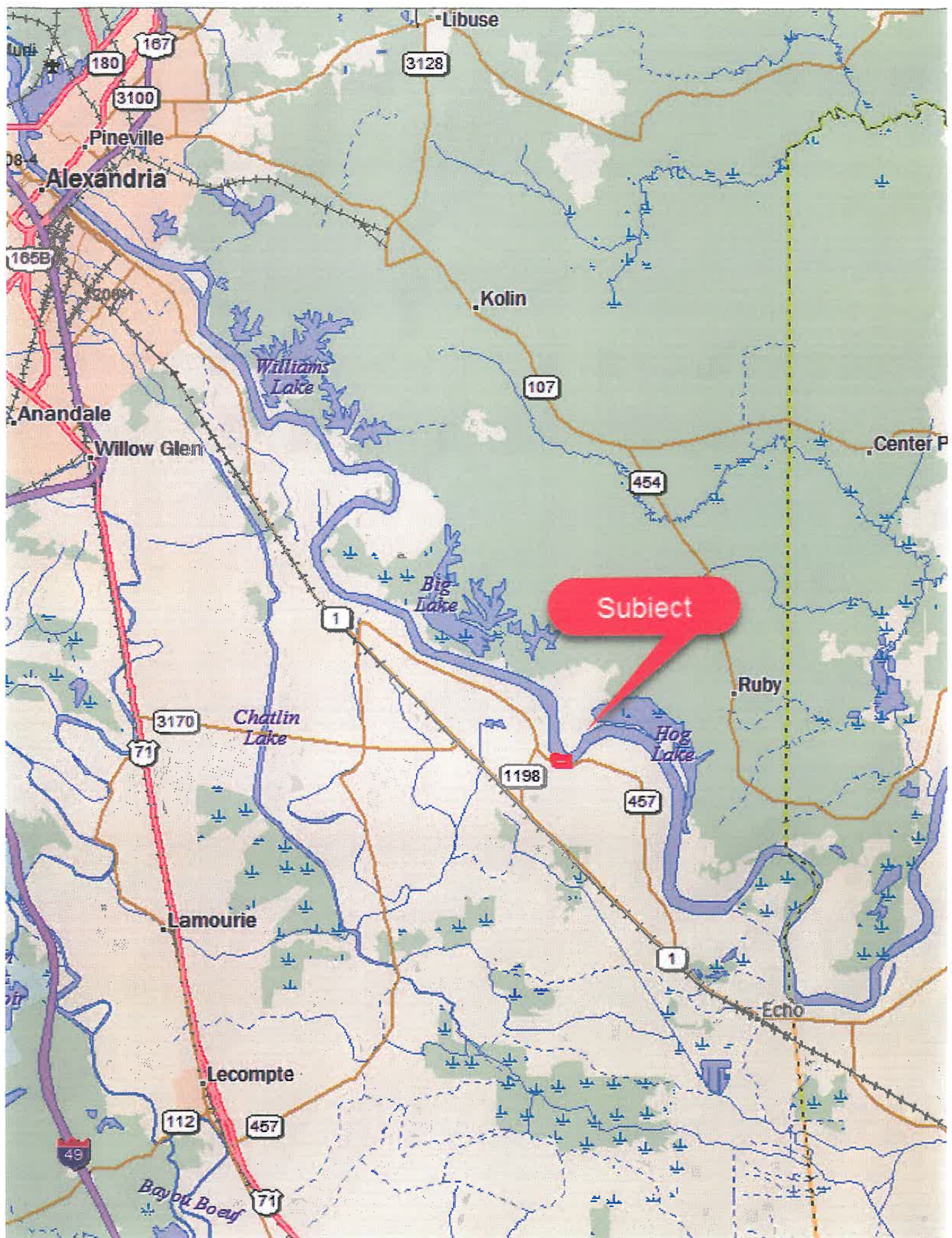
REMARKS: This water front Red River property is a rare find. It is ideal to establish rural residences and/or campsites just minutes south of Alexandria.

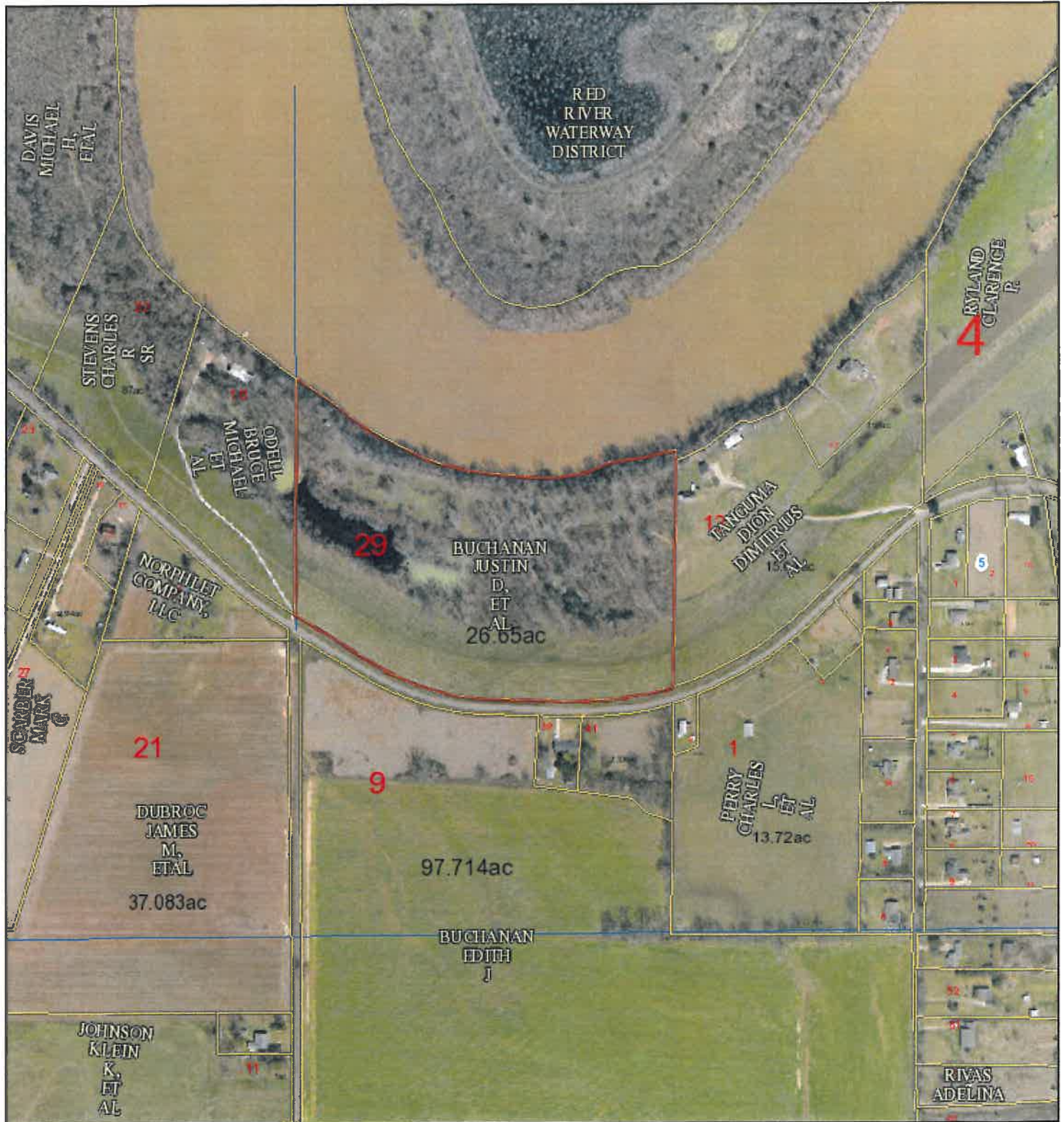
INFORMATION ASSUMED TO BE CORRECT - NOT GUARANTEED

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

CONTACT THE OFFICE OF BAKER AGRI - FOREST PROPERTIES, LLC @ 318-473-8751 OR CLAY COOK @ (318) 442-5263 (LAND) OR CLAY@TRUSTLAND.COM





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1 inch = 504 feet

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