



A Limited Liability Company

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Licensed by Louisiana Real Estate

### Property Information Sheet – Bullard Road North Tract

**DATE:** July, 16, 2019

**ACREAGE:** ± 143 acres

**PRICE:** \$740,000.00/ \$5,174.82 per acre

**LEGAL DESCRIPTION:** +/- 136 acres being the NW/4 of the SE/4 and the NE/4 of the SW/4 of irregular Section 43 & +/-7 acres lying north of Bullard Road in irregular Section 49, all in Township 3 North, Range 3 East, Avoyelles Parish, LA.

**LOCATION:** The property lies approximately 21 miles east of Pineville, LA and 10 miles northwest of Marksville, LA.

**DIRECTIONS:** From the Hwy 107 exit off of the Pineville Expressway, travel approximately 19.4 miles east on Hwy 107. Turn right onto Hwy 454 just east of Effie, LA. Travel in a southwesterly direction for approximately 2.5 miles. Turn right onto Bullard Road. Please refer to maps for further instructions.

**GPS COORDINATES:** Lat: 31.195  
Long: -92.186

**ACCESS:** The property has public road access on Bullard Road.

**CURRENT/POTENTIAL USES:** Timberland, recreation, pasture and rural residence.

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

**TOPOGRAPHY:** Gently rolling to relatively flat topography.

SOILS:	Ca – Calhoun silt loam	45 Acres
	Cv – Coteau silt loam, 1 to 3% slopes	84 Acres
	Ko – Kolin silt loam, 1 to 5% slopes	14 Acres

**TIMBER:** The property consists of three stands totaling +/-142 acres and +/-1 acre of road right of way. Stand 1 consists of +/-117 acres of a 1986 planted loblolly pine stand that has been first thinned. Stand 2 consists of +/-18 acres of streamside management zones within stand 1 and consists of an older, naturally established stand of hardwood/pine. Stand 3 consists of +/-7 acres of a younger, naturally established hardwood stand that lies north of Bullard road and south of stand 1.

Baker Land & Timber Management, Inc. installed 59 – 1/10<sup>th</sup> acre circular sample plots within stand 1, 9 – circular sample plots (one-fifth acre for sawtimber and one-tenth acre for pulpwood) within stand 2 and 1- 20 BAF prism sample point within stand 3. The timber was cruised in June, 2019. Listed below are the estimated timber volumes by product class per stand:

#### Stand 1 – 117 Acres

Pine Sawtimber	- 1,996 MBF, Doyle
Pine Pulpwood	- 352 Tons
Pine Topwood	- 3,427 Tons
Red Oak Sawtimber	- 120 Tons
Hardwood Pulpwood	- 1,003 Tons

#### Stand 2 – 18 Acres

Pine Sawtimber	- 16 MBF, Doyle
Pine Topwood	- 43 Tons
Red Oak Sawtimber	- 157 Tons
Hardwood Pulpwood	- 1,230 Tons

Stand 3 – 7 Acres

Hardwood Pulpwood

- 219 Tons

Note: Timber volume estimates were derived using locally accepted timber cruise methodology and utilization practices. Timber volumes are provided for reference only and are not guaranteed. Complete timber volume computations (T-cruise) per product class are available upon request. This professionally managed tract contains significant pine sawtimber volume, which equates to significant value. If there are any questions about the timber cruise methodology or results, please contact Donald Baker at 318-473-8751.

IMPROVEMENTS: No improvements.

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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