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Licensed in the State of Louisiana, USA

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## **LAND FOR SALE**

**ACREAGE:** 53.33 Acres, more or less

**PRICE:** \$5,000.00 Per Acre (whole)

**LEGAL DESCRIPTION:** The property lies in Section 39, Township 4 North, Range 2 East, Rapides Parish, Louisiana.

**LOCATION:** Located in Rapides Parish near the Kolin community.

**GPS COORDINATES:** -92.291629 Longitude  
31.285828 Latitude

**DIRECTIONS:** From the Cottingham Expressway in Pineville, exit south onto Louisiana Hwy No 107 and travel approximately 6.6 miles to its intersection with Booner Miller Road, turn left onto Booner Miller Road and travel approximately 2.0 miles, the property is on the left. See maps for more details.

**ACCESS:** The property fronts Booner Miller Road an approximate distance of 430 feet. See map.

**PRESENT USE:** Timber Production

**POTENTIAL USES:** Residential Estate, Investment, Timber, and Recreation

**UTILITIES:** Electricity, telephone, and community water. Sewer is handled by private system.

Note: Purchaser should contact providers to verify capacity and availability from providers.

**SOILS:** Acadia Silt Loam - Class III  
1 to 3% Slopes

**TOPOGRAPHY:**

Level to nearly level

**FLOOD ZONE:**

According to Federal Emergency Management Agency map Community Panel Number 22079C0375G dated 7/31/07 approximately 2/3's of the property lies in Zone X which is outside the 100-year flood plain and approximately 1/3 of the property lies in Zone A, which is within the 100 year flood plain.

The information above is provided for guidance only and is not guaranteed. Baker Agri-Forest Properties, LLC recommends purchaser get official determination prior to purchasing.

**TIMBER:**

The standing timber consists of a mixed natural forest (Hardwood dominant).

**MINERALS:**

Minerals owned by Seller will be reserved and will not be included in this sale.

**SCHOOL ZONES:**

PK-6	Ruby Wise Elementary
6 -12	Buckeye High School

The information above was obtained from the internet. Baker Agri-Forest Properties, LLC does not warrant this information. Buyer should verify the school zones with the Rapides Parish School Board office prior to purchasing.

**LEASES:**

None

**REMARKS:**

Rare find. This multi-use property could serve as a unique residential estate, offering size and recreation just minutes from town.

**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.**

**\*INFORMATION ASSUMED TO BE CORRECT - NOT GUARANTEED\***

**FOR MORE INFORMATION, CONTACT**

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