



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

Property Information Sheet

DATE: December 12, 2019

ACREAGE: 32 Acres, +/-

PRICE: \$85,000.00 (\$2,656.25/Acre) cash at closing

LEGAL DESCRIPTION: The westernmost +/-32 acres of the SE/4, Section 15, Township 12 North, Range 1 East, Winn Parish, LA.

LOCATION: Located approximately 10.6 miles southeast of Sikes, LA and approximately 11 miles northwest of Olla, LA.

DIRECTIONS: Starting from the intersection of LA Hwy 124 and LA Hwy 127 in Olla, LA travel north on LA Hwy 127 approximately 11 miles. The subject property lies north and south of LA Hwy 127. The property starts approximately 3,200 feet past Newsom Road. Please refer to the attached maps for more detail.

GPS COORDINATES: Longitude: -92.354
Latitude: 32.019

ACCESS: The property has approximately 620 feet of road frontage on LA Hwy 127 on both sides.

CURRENT/POTENTIAL USES: Timber, investment and rural homesite.

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

TOPOGRAPHY: Relatively flat with 6 acres of steeper terrain.

SOILS:	Frizzell-Guyton complex, 0 to 2% slopes	17.0 acres
	Guyton silt loam, 0 to 1% slopes	9.0 acres
	Sacul fine sandy loam, 5 to 20% Slopes	5.0 acres
	Savannah fine sandy loam, 1 to 5% slopes	1.0 acre

TIMBER: The property consists of 2 timber stands. Stand 1 consists of +/- 23 acres of pine plantation planted in 1993. Stand 1 was first thinned in 2016. Stand 2 consists of +/- 6 acres of streamside management zones. Approximately 2 acres lies in the state highway right-of-way and approximately 1 acre is being adversely possessed south of the state highway on the west side.

Baker Land & Timber Management, Inc. installed 22 – 10BAF prism plots on stand 1. Stand 2 had 6 – 1/5th acre sawtimber and 1/10th acre pulpwood plots installed. Both stands were cruised in November, 2018. The cruise numbers listed below is the estimated timber volumes by product class.

STAND 1: 22 acres 1993 Plantation

Pine Sawtimber	- 1,199 Tons
Pine CNS	- 169 Tons
Pine Pulpwood	- 812 Tons
Misc. Hardwood Sawtimber	- 30 Tons
Hardwood Pulpwood	- 116 Tons

STAND 2: - 6 acres SMZ

Pine Sawtimber	- 158 Tons
Pine CNS	- 15 Tons
Pine Pulpwood	- 69 Tons
Misc. Hardwood Sawtimber	- 61 Tons
Hardwood Pulpwood	- 97 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.

NOTIFICATION: An adverse possession issue exists on the western side of the property just below the state highway. This adverse possession area consists of +/-1 acre. The property will be sold "as is", "where is" with regard to the adverse possession issue and any other issues that may arise.

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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