



A Limited Liability Company

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### **PROPERTY INFORMATION SHEET**

**DATE:** August 12, 2019

**ACREAGE:**  $\pm$  156 acres

**PRICE:** \$450,000.00/ \$2,884.61 per acre

**LEGAL DESCRIPTION:** +/- 156 acres being the S/2 of the NW/4 & all that part of the N/2 of the SW/4 of Section 19, Township 4 North, Range 3 East, Avoyelles Parish, LA, lying north of Horsepen Creek Road.

**LOCATION:** The property lies approximately 9.65 miles south of Deville, Louisiana and approximately 4.25 miles north of Effie, Louisiana.

**DIRECTIONS:** From the intersection of Hwy 1207 and Hwy 115 in Deville, LA, travel approximately 6.5 miles south on Hwy 115. Turn right (west) onto East Bryant Road. Travel in a northwesterly direction for approximately 2.77 miles. Continue straight onto Horsepen Creek Road for approximately .3 miles to arrive at the south property line of the subject tract. Please refer to maps for further instructions.

**GPS COORDINATES:** Lat: 31.304  
Long: -92.206

**ACCESS:** The property has public road frontage access on Horsepen Creek Road, an Avoyelles Parish public road. The subject also has a deeded and owned 50' wide access lying south and east of the southwest corner as this corner lies just above the parish road.

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

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

TOPOGRAPHY: Relatively flat topography.

SOILS:

Gr – Gore silt loam, 1 to 5% slopes.	6 Acres
Gy – Guyton silt loam, 0 to 1% slopes	2 Acres
Ko – Kolin Silt loam, 1 to 5% slopes	40 Acres
Vk – Vick silt loam, 0 to 2% slopes	91 Acres
Wr – Wrightsville Silt loam, 0 to 1% slopes	17 Acres

TIMBER: The property consists of two stands totaling +/-156 acres. Stand 1 consists of +/- 147 acres of a 2003 loblolly pine plantation that has not been first thinned. Stand 2 consists of +/-9 acres of a streamside management zone consisting of old growth hardwood. The streamside management zone protects the water quality of the respective drains and provides wildlife habitat.

In August, 2019, Baker Land & Timber Management, Inc. installed 37- 20BAF prism plots on stand 1 and 5 – circular sample plots (one-fifth acre for sawtimber and one-tenth acre for pulpwood) on stand 2. Listed below are the estimated timber volumes by product class:

Stand 1 – 147 acres

Pine Sawtimber	- 709 Tons
Pine chip-n-saw	- 5,085 Tons
Pine Pulpwood	-13,801Tons
Pine Topwood	- 3,280 Tons

Stand 2 – 9 Acres SMZ

Red oak Sawtimber	- 206 Tons
Hardwood Sawtimber	- 241 Tons
Hardwood Pulpwood	- 184 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. Timber cruise summary information is included with this property information package. Complete timber volume computations (T-cruise) per product class are available upon request.

**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, BAFP 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 or building restrictions; wetland restrictions, easements, any other limitations preventing the full or anticipated 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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