



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

Property Information Sheet

DATE: June 8, 2020

ACREAGE: 100 Acres, more or less.

PRICE: \$285,000.00 (\$2,850.00/Acre). Cash at closing.

LEGAL DESCRIPTION: +/- 100 acres described as being the W/2 of the NW/4 and the diagonal NW/2 of the NW/4 of the SE/4 of the NW/4, all located in Section 16, T13N, R4w, Winn Parish.

LOCATION: Located +/- 7.5 miles northwest of Dodson, LA.

DIRECTIONS: *From Dodson, LA* at the intersection US Hwy 165 with LA-126 head in a northwesterly direction on LA -126 for approximately 8.6, to arrive at a woods road on the south side of LA – 126. Follow this woods road south for approximately 0.25 miles to arrive at the northeastern corner of the subject property. Please refer to the attached maps for greater detail.

Please refer to the attached maps for details. Showing is by appointment or by prior written permission. Contact Baker Agri-Forest Properties, LLC phone 318-473-8751.

GPS COORDINATES: Longitude: -92.787
Latitude: 32.118

ACCESS: The property can be accessed via woods roads across adjacent landowners to the north to arrive at the northeast corner of the property and to the south to arrive at the southern line of the property.

CURRENT/POTENTIAL USES: Timber production, recreation, & investment.

Specializing in forest, recreation and agricultural properties

MINERALS:	Seller will reserve all mineral rights owned.	
TOPOGRAPHY:	Flat with 5-20% slopes in the northern portion	
SOILS:	Guyton silt loam, 0-1% slopes	42 acres
	Sacul fine sandy loam, 5-20% slopes	26 acres
	Savannah fine sandy loam, 1-5% slopes	15 acres
	Frizzell-Guyton, 0-2% slopes	13 acres
	Sacul fine sandy loam, 1-5% slopes	4 acres
TIMBER:	The total acreage on the property is +/- 100 acres. The timber consists of +/- 100 acres of +/- 20 year old planted loblolly pine that has never been thinned.	
	The timber was cruised in May, 2020 by Baker Land & Timber Management, Inc. A total of 25 – 1/10 th acre fixed radius plots were set up and tallied. Navigation to plots was by GPS precision. Listed below are the estimated timber volumes by product class.	
	Pine Sawtimber	- 8,388 Tons
	Pine pulpwood & topwood	- 4,840 Tons
	Mixed Hardwood Sawtimber	- 270 Tons
	Hardwood pulpwood	- 628 Tons
SITE INSPECTIONS:	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. Additional timber volume computation information is available upon request.	
	By appointment or by prior written permission. 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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VISIT OUR WEBSITE: www.bakeragproperties.com**