



A Limited Liability Company

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Canard Brake Tract Property Information Sheet

DATE: August 5, 2020

ACREAGE: 933.09 Acres, +/-

PRICE: \$3,750,000.00 cash at closing. (\$4,018.90 per acre)

LEGAL DESCRIPTION: Parts of Sections 7, 8, 18, & 19, in Township 6 North, Range 5 East, Catahoula Parish, Louisiana. Said tract more particularly depicted on a Plat of Survey by Mark H. Tooke, PLS, dated 6-5-2002. A copy of said survey is available upon request.

The survey depicts the south boundary line of the subject tract as Ring Levee Road, however, the south boundary line is 25' North of the centerline of Ring Levee Road. The current owner was conveyed a predial (permanent) servitude over the entirety of Ring Levee Road (50' wide) by the ancestor in title when this ancestor owned the whole road. This servitude runs with the title to the subject property.

The survey depicts Collins Road in the north section of the subject tract. This road is 50' wide and +/-5,181' long. The ancestor in title retained ownership of this road, however, a predial (permanent) servitude over the entirety of Collins Road through the subject tract was granted to the owner and said servitude runs with the title to the subject property.

Deeded access is from Ring Levee Road. There is access available from Cypress Bayou Road but it is not deeded.

LOCATION: Located approximately 13.25 miles southwest of Jonesville, LA., approximately 28 miles northeast of Alexandria/Pineville, LA., and approximately 25.75 miles northeast of Marksville, LA.

Property is 4 hours and 15 minutes from Houma, 3.5 hours from New Orleans, 2.5 hours from Shreveport, 1.5 hours from Monroe, 2.5 hours from Baton Rouge, 2 hours from Lafayette, and 1 hour from Natchez, MS.

DIRECTIONS:

From the intersection of US Hwy 167 and LA Hwy 28E in Pineville, La., travel northeast towards Jonesville on LA Hwy 28E for approximately 26.5 miles. Turn right (south) onto Dewey Wills WMA Road and travel for approximately 3.0 miles to arrive at the southwestern corner of the property.

From the US Hwy 84 and LA Hwy 28E intersection west of Jonesville, La., travel southwest on LA Hwy 28E for approximately 5.6 miles. Turn left (south) onto Dewey Wills WMA Road and travel for approximately 3.0 miles to arrive at the southwestern corner of the property.

GPS COORDIANATES:

Longitude: -92.008

Latitude: 31.491

ACCESS:

Dewey Wills WMA Road (private gravel road) runs to the southwestern corner of the property. From here the road name changes to Ring Levee Road (private gravel road) and continues on along the southern line of the property. The southern boundary line of the property is the centerline of Ring Levee Road. Access is also available over roads on property owned by Louisiana Delta Plantation, LLC from the east. To access the camp, turn left (north) at the intersection of Ring Levee Road and Cypress Bayou Road. A gated access road crosses Cypress Bayou near the camp.

CURRENT/POTENTIAL USES: Recreation and Investment.

MINERALS:

Mineral rights are owned by ancestor in title and are held by ongoing production by operators.

TOPOGRAPHY:

Nearly level to slightly undulating.

SOILS:

Sharkey clay, 0-1% slopes, rarely flooded	+/- 78%
Dundee silt loam, 0-1% slopes	+/- 13%
Forestdale silty clay loam	+/- 6%
Bursley silty clay loam, rarely flooded	+/- 1%

Dundee silt loam, gently undulating	+/- 1%
Water	+/- 1%

AMMENITIES:

- +/- 835.14 acres of tillable farmland as per the Farm Service Agency. +/- 400 acres are set up to be irrigated by 2 circle pivot units and by row fall irrigation. +/- 443.1 acres are non-irrigated. +/-57 acres in the irrigated total have been precision leveled.
- +/- 3.5 acre pond.
- 3 bedroom, 3 bath camp with helicopter landing pad located on the property.
- Borders Dewey Wills WMA (+/- 63,984 acre WMA) on the western side of the property for approximately 1.7 miles. This part of the WMA is restricted and is set aside for youth deer hunts only. There are 4 youth deer hunts per year, with 1 in December and 3 in January.
- Hard boundaries with intermittent low fencing on the west and north sides.
- Utilities located on property.
- Excellent deer hunting and duck hunting.
- Adjoins the Louisiana Delta Plantation North Farm on the east and south boundary lines.
- Located approximately 5 miles east of Catahoula Lake and the Catahoula National Wildlife Refuge.
- This area of the state is historically known for concentrations of waterfowl during the winter migration and the hunting opportunities are some of the best available in the state.
- Six water wells are located within the property. There are 4 turbine wells with power units. Two of these wells have circle pivot irrigation units. There are 2 – 15 HP submersible electric wells. The well near the western property boundary is used for duck food irrigation.
- Two Go Devil floating duck blinds will be conveyed.
- The Jager Pro hog trap and the large deer stand in the wooded area near the western boundary line will remain.

SPECIAL PROVISIONS:

- There are 2 oil well sites on the property as part of an oil and gas lease on the property held by the ancestors in title and by ongoing production by operators.

SITE INSPECTIONS:

By appointment only. Please contact Baker Agri-Forest Properties, LLC to set up a showing.

***INFORMATION PRESENTED IS ASSUMED TO BE CORRECT BUT 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 DONALD BAKER, ROBERT TASSIN OR
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VISIT OUR WEBSITE: www.bakeragproperties.com