



A Limited Liability Company

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Property Information Sheet

DATE: September 25, 2020

ACREAGE: +/-258 acres in total. Offered as a whole tract or can be sold in two separate parcels divided by the centerline of Fourmile Bayou, with the eastern parcel consisting of +/- 155 acres and the western parcel consisting of +/-103 acres. Acreage calls determined by ArcView GIS but not guaranteed.

PRICE: \$2,250.00/acre. \$580,500.00 for the entire +/-258 acres; \$348,750.00 for the eastern +/-155 acres and \$231,750.00 for the western +/-103 acres. Cash at closing.

LEGAL DESCRIPTION: Located in Sections 3 & 4, Township 7 North, Range 6 East, and in Section 34, Township 8 North, Range 6 East, Catahoula Parish, LA.

LOCATION: Located approximately 1.5 miles west of Jonesville, LA and approximately 10.5 miles east of White Hall, LA.

DIRECTIONS: From the US Hwy 84 and LA Hwy 124 intersection in Jonesville, La., travel north approximately 2.25 miles. Turn west on LA 3101 and travel 1.7 miles to the fork in the road. Take the left fork headed south on Good Road. Follow Good Road for approximately 2 miles and the tract will be on your left. Please refer to the attached maps.

GPS COORDIANTES: Longitude: -91.863
Latitude: 31.622

ACCESS: Laprairie Road, a Catahoula Parish public road, runs along the western part of the north boundary line of the +/-155 acre parcel. Good Road, another public road, adjoins part of the west boundary line of the +/-103 acre parcel. Another public road, Tarpley Road takes off from Good Road and goes through the +/-103 acre parcel.

CURRENT/POTENTIAL USES: Timber, Recreation and Investment.

MINERALS: Seller will reserve all mineral rights owned.

TOPOGRAPHY: Nearly level to slightly undulating.

SOILS: Bursley silty clay loam, rarely flooded.
Forestdale silty clay loam, occasionally flooded.
Dundee silt loam, 0-1 percent slopes.
Calhoun silt loam, rarely flooded.
Necessity silt loam, rarely flooded.

TIMBER: A selective timber harvest was carried out in the fall of 2016. The logging has been completed and the timber sale contract has expired. A post logging timber inventory by Baker Land & Timber Management, Inc. was carried out in December, 2016 in which 57 circular sample plots were set up systematically throughout the property and sampled. One-fifth acre circular sample plots were measured for sawtimber and one-tenth acre circular sample plots were measured for pulpwood. Listed below are the estimated timber volumes by product class based on the post harvest timber cruise and adjusted for biological growth up to September, 2019:

Red Oak Sawtimber	- 721 Tons
White Oak Sawtimber	- 98 Tons
Other Hardwood Sawtimber	- 1,462 Tons
Hardwood Pulpwood	- 4,532 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.**

SITE INSPECTIONS: By appointment only. Please contact Baker Agri-Forest Properties, LLC.

FINANCING:

Available through Trustland Mortgage at 318-442-5263.

INFORMATION ASSUMED TO BE CORRECT – 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 issues; flooding problems; zoning or building restrictions; 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 ROBERT TASSIN, DONALD BAKER OR
MELANIE BLANCHARD @ (318) 473-8751**

Or

Dick Zeagler @ (318) 992-3201

VISIT OUR WEBSITE: www.bakeragproperties.com