



A Limited Liability Company

3306 Giamanco Street, Alexandria, LA 71301
P O Box 5624, Alexandria, LA 71307
Phone: 318-473-8751 Fax: 318-473-4045
Website: bakeragproperties.com
Licensed by Louisiana Real Estate

Property Information Sheet

DATE: October 1, 2020

ACREAGE: ± 80.976 acres (surveyed in 2014)

PRICE: \$80,000.00/ \$987.95 per acre

LEGAL DESCRIPTION: ± 80.976 acres described as being in the S/2 of the SW/4 of Section 24, Township 10 North, Range 3 East, LaSalle Parish, LA.

LOCATION: The property lies approximately 12 miles southeast of Olla, LA and approximately 12 miles north of Jena, LA.

DIRECTIONS: From the intersection of U.S. Hwy 84 and LA Hwy 127 in Jena, LA, travel north on Hwy 127 approximately 5.5 miles. Turn right (east) onto LA Hwy 503. Travel east for approximately 3.6 miles. Turn right (north) onto LA Hwy 771. Travel north for approximately 1.2 miles. Take a slight left (north) onto Roark Road. Travel approximately 0.5 miles. Turn left (west) onto North Brasher Road. Travel 0.6 miles west to a fork in the road. Take the right fork and travel approximately 0.6 miles. Turn right (north) onto a gravel road and travel 0.8 miles to arrive at a woods road. Turn left (west) on the woods road and go approximately 260 feet to arrive at the east line of the subject tract. Please refer to attached maps.

GPS COORDINATES: Lat: 31.826
Long: -92.116

ACCESS: The property is accessed by traversing through a RMS gravel road to a woods road that enters the property on the southeast side.

CURRENT/POTENTIAL USES: Timberland, hunting and recreation

MINERALS: Seller will reserve 50% of minerals owned.

TOPOGRAPHY: Rolling topography

SOILS:	Fa – Faulkner silt loam	10 Acres
	Bb – Bayoudan silt loam, 1 to 5% slopes	10 Acres
	Fr – Frizzell silt loam	12 Acres
	Gu – Guyton silt loam, 0 to 1% slopes	8 Acres
	Gy – Guyton and Ouachita soils	14 Acres
	Tp – Tippah silt loam, 1 to 5% slopes	26 Acres

TIMBER: The property consists of two stands totaling +/-80 acres. Stand 1 consists of +/- 60 acres of recently cutover (2020) uplands. Stand 2 consists of +/- 20 acres of streamside management zones and naturally regenerated hardwood and pine. The streamside management zones consist of a hardwood/pine mix.

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 GUARENTEED ****

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
ROBERT TASSIN, DONALD BAKER OR MELANIE BLANCHARD
@ 318-473-8751