



A Limited Liability Company

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Licensed by Louisiana Real Estate

### **PROPERTY INFORMATION SHEET**

**DATE:** November 9, 2020

**ACREAGE:** ± 20 acres

**PRICE:** \$130,000.00/ \$6,500.00 per acre

**LEGAL DESCRIPTION:** The W/2 of the NW/4 of the SE/4 of Section 15, Township 3 North, Range 2 East, Rapides Parish, LA, containing 20 acres, more or less.

**LOCATION:** The property lies north of Ruby, Louisiana, south of LA Hwy 107 and east of LA Hwy 454.

**DIRECTIONS:** From the intersection of Hwy 107 and Hwy 454, travel approximately 2.1 miles south on Hwy 454 to the intersection with Newsome Road, a Rapides Parish public road. Turn left (east) on Newsome Road and travel for a distance of about 1 mile to the intersection with Sasha Road, a Rapides Parish public road. Turn left on Sasha Road and travel west a distance of about 4/10ths of a mile. The southwest corner of the subject 20 acres will be just to the north of Sasha Road. Please refer to maps for further assistance.

**GPS COORDINATES:** Lat: 31.231  
Long: -92.254

**ACCESS:** The property has public road access to Sasha Road pursuant to a Servitude of Passage (50' wide) instrument from Crest Natural Resources, LLC to the owners of the subject property. This permanent servitude runs with the chain of title to the property and successors in ownership will have this right. The instrument is recorded in the Rapides Parish Clerk's office at Conveyance book 2151 on page 743 (September 21, 2020).

CURRENT/POTENTIAL USES: Rural residence, pasture, timberland, hunting, recreation.

MINERALS: Seller will reserve 100% of mineral rights owned but will waive any surface rights for exploration, drilling or production.

TOPOGRAPHY: Relatively flat topography.

SOILS: KnB – Kolin Acadia silt loam, 1 to 5% slopes. 16 Acres  
McD – McKamie very fine sandy loam, 5-12% slope 3 Acres  
AcB – Acadia silt loam, 1 to 3% slopes 1 Acre

TIMBER: The property consists of +/-15 acres of old growth pine and hardwood sawtimber within the southern end and +/-5 acres of old growth hardwood sawtimber with some pine sawtimber in a branch bottom within the north end.

In June, 2020, Baker Land & Timber Management, Inc. installed 20 – 1/10<sup>th</sup> acre circular sample plots within the subject tract in order to ascertain the estimated total volumes within the subject. Listed below are the estimated timber volumes by product class:

Pine Sawtimber	- 1,953 Tons
Pine Pulpwood	- 476 Tons
Mixed Hardwood Sawtimber	- 231 Tons
Hardwood Pulpwood	- 367 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  
ROBERT TASSIN, DONALD BAKER OR MELANIE BLANCHARD  
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