



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

## **Property Information Sheet**

DATE: November 13, 2020

ACREAGE: +/-179.289 acres

PRICE: \$331,684.65 (\$1,850.00/Acre) cash at closing

LEGAL DESCRIPTION: +/-179.289 acres lying south of Indian Creek in the W/2 of the NW/4; the SE/4 of the NW/4; the SW/4 of the NE/4; the N/2 of the W/2 of the SE/4; and the N/2 of the SW/4, all in Section 31, Township 9 North, Range 1 East, Grant Parish, LA.

LOCATION: Located approximately 3.0 miles south of Georgetown, LA and approximately 13.0 miles north of Pollock, LA in the community of Mudville.

DIRECTIONS: Beginning at the north end of the city limits of Pollock, LA, travel north approximately 13 miles on LA Hwy 165. The property will be located on the west side of LA Hwy 165. You will have to continue north to the next crossover and then make a U turn to head south. There is a logging road access point just south of the Indian Creek bridge. Please refer to the attached maps.

GPS COORDINATES: Longitude: -92.403  
Latitude: 31.715

**ACCESS:** The property has +/-1,650 linear feet of road frontage along US Highway #165 with an access point (timber harvest road).

**CURRENT/POTENTIAL USES:** Recreation, timber production & investment. The tract has excellent potential as a hunting property with a camp coupled with good future cash flow from tree production in the upland areas. The property adjoins U.S. Forest Service (Kisatchie National Forest) on the entirety of the West boundary line.

**MINERALS:** Seller will reserve all mineral rights owned.

**TOPOGRAPHY:** Gently sloped to relatively flat.

<b>SOILS:</b>	Caddo silt loam	11.2 acres
	Cadeville very fine sandy loam, 5-12% slopes	35.0 acres
	Glenmora silt loam, 1-3% slopes	72.4 acres
	Guyton & Cascilla soils	60.6 acres

**TIMBER:** The property consists of 2 timber stands. Stand 1 consists of +/- 55.47 acres of mature bottomland hardwoods in the Indian Creek bottom on the north end and an unnamed branch in the southeast corner of the subject. Stand 2 consists of +/- 123.849 acres lying south of the part of stand 1 south of Indian Creek and north & west of the part of stand 1 in the southeast corner of the subject. This stand (2) was clear cut (harvested) about 2 years ago and has not been site prepared and planted.

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

**SPECIAL PROVISION:** The subject property will be encumbered by certain restrictions to the property. These restrictions are identified as "EXHIBIT B" and attached to the property information sheet.

**\*ALL 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  
DONALD BAKER, ROBERT TASSIN, MELANIE BLANCHARD, OR BEAU BARNES  
@ (318) 473-8751  
OR DICK ZEAGLER @ 318-992-3201**

**VISIT OUR WEBSITE: [www.bakeragproperties.com](http://www.bakeragproperties.com)**

## **EXHIBIT B**

### **RESTRICTIONS TO THE USE OF PROPERTY**

The covenant and restrictions set forth below are hereby imposed on the Property and shall run with the Property for fifteen (15) years from the date of conveyance of the Property from Seller to Purchaser, unless otherwise permitted by Seller, or its successors and assigns, by a date prior to expiration date of said Restrictions:

**LAND USE AND BUILDING TYPE** – The Property is to be used for timber production, permitted livestock or other agricultural uses, recreational, or residential use – no commercial use is allowed except as permitted herein. No mobile homes, trailer homes, or premanufactured homes are to be permitted on the Property. All buildings must be maintained in good appearance at all times.

**NUISANCES** – No noxious or offensive activity shall be carried on upon the Property, nor shall anything be done thereon which may be or become an annoyance or nuisance to any neighbor. No unsightly condition shall be permitted on the Property. No abandoned or non-working vehicles, boats, watercraft, 4-wheelers, etc. shall be allowed to remain on the Property for a period in excess of thirty (30) days.

**PROHIBITED USES AND STRUCTURES** – No structure of a temporary character, trailer, tent, shack, garage, barn or any other similar out-building shall be used on the Property at any time as a residence either temporarily or permanently. No mobile home, trailer home, or premanufactured home shall be permitted at any time.

**ANIMALS, LIVESTOCK AND POULTRY** – No animals shall be kept, bred or maintained on the Property for any commercial purpose except as follows, provided that no government regulations are violated: livestock, however, to not include poultry and/or swine. It is the intent of this restriction to prohibit the keeping of groups of animals in such a number that they create a nuisance due to excessive noise or noxious odors brought about by keeping of such animals.

**GARBAGE AND REFUSE DISPOSAL** – There shall be no accumulation of trash allowed on the Property, and the Property shall not be used for or maintained as a dumping ground for rubbish, hazardous materials, or waste. Trash, garbage or other waste must be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in clean, sanitary conditions.

**FIREARMS** – No commercial skeet, trap or rifle range operation is allowed. The discharge of firing of air rifles, pellet guns or firearms of any type on the Property is subject to all Louisiana and Grant Parish regulations.

**PROPERTY MAINTENANCE** – The Property shall be kept at all times in a neat, attractive, healthful and sanitary condition.