



A Limited Liability Company

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Licensed by Louisiana Real Estate

Property Information Sheet

DATE: January 11, 2021

ACREAGE: ± 39.0 acres

PRICE: \$150,000.00/ \$3,846.15 per acre.

LEGAL DESCRIPTION: ± 39.0 acres described as that part of the SW/4 of the NW/4, lying west of Walker Ferry Road & all that part of the NW/4 of the NW/4, lying south of Bodies Landing Road, all in Section 21, T6 N-R2E, Grant Parish, LA.

LOCATION: The property is located in the Bob Church Community at the corner of Bob Church Road and Lonnie's Landing Road.

DIRECTIONS: From the intersection of Hwy 165 N and Walker Ferry Road (just south of Pollock, LA) turn east onto Walker Ferry Road for approximately 8.8 miles. Turn north onto Bob Church Road until you get to Bob Church. The property is across the Parish road from the church to the west.

GPS COORDINATES: Lat: 31.487
Long: -92.277

ACCESS: The property has approximately 1,000 feet of road frontage on Lonnie's Landing Road and approximately 945 feet of road frontage on Bob Church Road.

CURRENT/POTENTIAL USES: Timberland, hunting, rural homesite(s) and camp(s)

MINERALS: Seller will reserve 50% of mineral rights owned.

TOPOGRAPHY: The topography on the property is relatively flat with slight undulation in some areas.

SOILS: Ce – Cadeville very fine sandy loam, 5-12% slopes, 15 Acres
Gy – Guyton and Cascilla soils, 0 to 1% slopes, 14 Acres
Gn – Glenmora silt loam, 1 to 3% slopes, 10 Acres

TIMBER: The property consists of mature pine and hardwood sawtimber.

Baker Land & Timber Management, Inc. put in 38- 1/5th acre sawtimber and 1/10th acre pulpwood sample plots on August 5, 2014. Listed below is the estimated timber volumes by product class. The volumes have been adjusted for growth through 2020.

Pine Sawtimber:	- 445 MBF, Doyle
Pine Pulpwood:	- 1,215 Tons
Red Oak Hardwood ST:	- 61 MBF, Doyle
Misc. Hardwood ST:	- 40 MBF, Doyle
Hardwood Pulpwood	- 975 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.

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
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