



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

Property Information Sheet

DATE: January 19, 2021

ACREAGE: 47 Acres, More or Less, (Assessed acres are from the Beauregard Parish Tax Assessor)

PRICE: \$165,000.00 (\$3,510.64/acre)

LEGAL DESCRIPTION: The property lies in NE/4 of the SE/4 & the SE/4 of the SE/4 of Section 36, Township 2 South, Range 11 West, in Beauregard, Louisiana.

SURVEY: If the Buyer elects to have the subject tract surveyed, it will be at the sole expense of the Buyer. If the acreage determined by the survey is different from the estimate provided in the above description, then the sale price will be adjusted based on proration of the accepted offer and the advertised 47 acres.

LOCATION: Located approximately 7.2 miles west of DeRidder, LA at the intersection of Hwy 190 West and Paul McMillian Road.

DIRECTIONS: Starting from the western most city limits of DeRidder, LA. Travel approximately 7.2 miles on Hwy 190 West to arrive at the intersection of Hwy 190 West and Paul McMillian Road. The subject property lies north of Hwy 190 and west of Paul McMillian Road. See maps for more details.

GPS COORDINATES: Longitude: -93.438
Latitude: 30.839

ACCESS: Property has approximately 1,250 feet of road frontage on Hwy 190 & approximately 2,350 feet of road frontage on Paul McMillian Road. See maps.

CURRENT/POTENTIAL USES: Recreation, timber investment & Rural Homesite.

MINERALS: Seller will reserve 100% of all mineral rights owned. The property is under an active oil, gas and mineral lease.

TOPOGRAPHY: Relatively flat to gently sloping.

SOILS:	Dubach fine sandy Loam, 1 to 5% slopes	14.00 acres
	Malbis fine sandy Loam, 1 to 3% slopes	3.00 acres
	Malbis fine sandy Loam, 3 to 5% slopes	8.00 acres
	Malbis fine sandy Loam, 5 to 8% slopes	9.00 acres
	Ruston fine sandy Loam, 1 to 3% slopes	5.00 acres
	Ruston fine sandy Loam, 3 to 5% slopes	6.00 acres
	Water	2.00 acres

TIMBER: The timber on this tract consists of approximately 26 acres of a 1st thinned pine plantation, approximately 14 acres of unthinned pine plantation, approximately 2 acres of a streamside management zone and a two acre pond. The remainder of the acreage is in road rights of way.

Baker Land & Timber Management, Inc. conducted a timber cruise on the subject property in **January, 2018**.

Approximately 8 – 10 BAF prism plots were installed on the 1st thinned acreage, approximately 7 – 20 BAF prism plots were installed on the unthinned pine plantation and 1 – 20 BAF prism plot was installed in a streamside management zone area.

Estimated timber volumes by product class as of January, 2018 are as follows:

<u>Thinned Pine Plantation</u>	- 26 Acres
Pine Sawtimber	- 98 MBF
Pine pulpwood	- 1,266 Tons
Hardwood Pulpwood	- 105 Tons

<u>Unthinned Pine Plantation</u>	- 14 Acres
Pine Sawtimber	- 28 MBF
Pine pulpwood	- 1,208 Tons

<u>Streamside Management Zone</u>	- 2 Acres
Pine Sawtimber	- 25 MBF
Pine pulpwood	- 140 Tons
Hardwood Pulpwood	- 35 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. Additional timber cruise information is available upon request.

UTILITIES:	The utilities available in the vicinity are water, electricity & telephone. Baker Agri-Forest Properties, LLC recommends contacting the utility providers to verify availability and to obtain details on connection and capacity.
FLOOD ZONE:	According to Federal Emergency Management Agency map Community Panel Number 22011 C0200F dated 1/5/18 the property lies in Zones C and A. Zone C is outside the 100 year flood plain (upland areas) and Zone A is within the 100 year flood plain (Creek bottom areas).
SPECIAL PROVISIONS:	Property will be sold "as is". Language to this affect will be included in the Offer to Purchase and the deed transferring ownership.
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 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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Or
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