



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

### **Property Information Sheet**

**DATE:** March 1, 2021

**ACREAGE:** 154.32 Acres, more or less.

**PRICE:** \$362,652.00 (\$2,350.00/Acre). Cash at closing.

**LEGAL DESCRIPTION:** Parcel 1 - +/-121.5 acres described as SW/4 of the SW/4, less any part east of the public road in Section 14, T12N, R4E; the SE/4 of the SE/4 of Section 15, T12N, R4E; and, the NE/4 of the NE/4 and 2 acres in the northeast corner of the NW/4 of the NE/4 of Section 22, T12N-R4E, Caldwell Parish.

Parcel 2 - The SW/4 of the SE/4 of Section 15, T12N-R4E, Caldwell Parish, less and except 3.95 acres as per a Certificate of Survey by Charles David Parker, RPLS, dated March 3, 2003 and less and except 3.23 acres as per Certificate of Survey by Don W. Antley, RPLS, dated December 8, 2020. Said parcel 2 consisting of +/-32.82 acres.

**LOCATION:** Located in Copenhagen, LA.

**DIRECTIONS:** *From Columbia, LA* at the intersection US Hwy 165 with LA-849 head in a southerly direction on LA -849 for approximately 6.5 miles, the tract will be on the left side of the road.

*From Grayson, LA* intersection of US HWY 165 with LA-126 head east on LA-126 for 0.6 miles and turn left onto Waterbind Road. Travel approximately 3.6 miles to the intersection of LA-849. Turn right onto LA-849 and travel approximately 1.3 miles, tract will be on the left side of the road.

Please refer to the attached maps for details. Showing is by appointment or by prior written permission. Contact Baker Agri-Forest Properties, LLC phone 318-473-8751.

GPS COORDINATES: Longitude: -92.047

Latitude: 31.018

ACCESS: The property has approximately 860 feet of frontage on LA Hwy 849. The property also has approximately 450 feet of frontage on Wyant Road, a Caldwell Parish public road.

CURRENT/POTENTIAL USES: Rural homesite, pasture, timber production & investment.

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

TOPOGRAPHY: Slightly rolling

SOILS: 100% of acreage is Falkner silt loam

TIMBER: The total acreage on the property is +/- 154.32 acres. Timber stand 1 consists of +/- 138 acres of 20 year old planted loblolly pine that has been first thinned. The balance of the acreage is called Stand 2 (+/-16 acres) and consists of 3 streamside management zones, which are natural tree stands left on either side of drains, within the planted pine.

The timber within Stand 1 (+/- 138 acres of planted pine) was cruised in March, 2020 by Baker Land & Timber Management, Inc. A total of 36 - 10BAF prism points were set up and tallied. Navigation to plots was by GPS precision. Listed below are the estimated timber volumes by product class.

Pine Sawtimber	- 7,478 Tons
Pine pulpwood & topwood	- 8,576 Tons
Hardwood Pulpwood	- 73 Tons

The timber within Stand 2 (+/-16 acres of SMZ) was cruised in March, 2020 by Baker Land & Timber Management, Inc. A total of 10 sample plots were installed. At each sample plot, a one-fifth acre circular sample for all sawtimber and a one-tenth acre circular sample for all pulpwood was carried out. Listed below are the estimated timber volumes by product class:

Pine Sawtimber	- 208 Tons
Pine pulpwood & topwood	- 151 Tons
Mixed hardwood sawtimber	- 247 Tons
Hardwood Pulpwood	- 412 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 volume computation information is available upon request.

**SITE INSPECTIONS:** By appointment or by prior written permission. 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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