



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

Property Information Sheet

DATE: March 8, 2021

ACREAGE: 10 acres, more or less.

PRICE: \$28,500.00 (\$2,850.00/Acre). Cash at closing.

LEGAL DESCRIPTION: +/- 10 acres described as being the SE/4 of the NE/4 of the NE/4 of Section 29, T13N, R4W, Winn Parish.

LOCATION: Located +/- 7.5 miles northwest of Dodson, LA.

DIRECTIONS: *From Dodson, LA at the intersection US Hwy 165 with LA - 126, turn left and head in a northwesterly direction on LA - 126 for approximately 7 miles to the intersection with LA - 505. Turn left on LA 505 and travel a distance of approximately 6/10ths of a mile. Then turn right on Willard Taylor Road (parish road #1008) and travel a distance of approximately 2.5 miles to a gate on the right on property owned by Weyerhaeuser. Travel approximately 1.15 miles over company woods road to arrive at the northwest corner of the subject. Please refer to the attached maps for greater detail. I understand that Weyerhaeuser has historically allowed access to owners (not assignees) of property when the access route through their property is the most logical and convenient.*

Showing is by appointment or by prior written permission. Contact Baker Agri-Forest Properties, LLC phone 318-473-8751.

GPS COORDINATES: Longitude: -92.793
Latitude: 32.087

ACCESS: The property can be accessed via woods roads across adjacent landowner to the south (Weyerhaeuser) to arrive at the northwest corner of the property. The access route is gated where same adjoins the parish road and is locked. This firm has a key for this gate.

CURRENT/POTENTIAL USES: Recreation, timber production & investment.

MINERALS: Seller will reserve all mineral rights owned.

TOPOGRAPHY: Mostly flat with 5-20% slopes on the sides of the 2 drains.

SOILS: Sacul fine sandy loam, 1-5% slopes 9 acres
Sacul fine sandy loam, 5-20% slopes 1 acre

TIMBER: The total acreage of the property is +/- 10 acres. The timber consists mainly of naturally regenerated pine with larger pine seed trees throughout the upland areas and mostly hardwood in 2 minor drains.

The timber was cruised in May, 2020 by Baker Land & Timber Management, Inc. A total of 10 – 20BAF prism plots were set up and tallied. Navigation to plots was by GPS precision. Listed below are the estimated timber volumes by product class:

Pine Sawtimber	- 856 Tons
Pine pulpwood & topwood	- 420 Tons
Mixed Hardwood Sawtimber	- 16 Tons
Hardwood pulpwood	- 117 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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VISIT OUR WEBSITE: www.bakeragproperties.com**