



# 1,356+ Acres

Saline, Louisiana 71070

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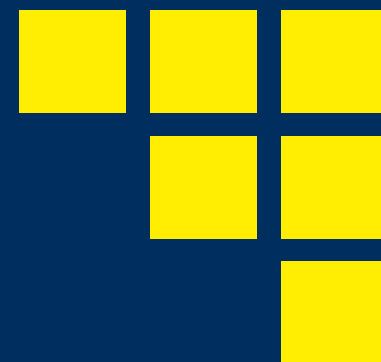
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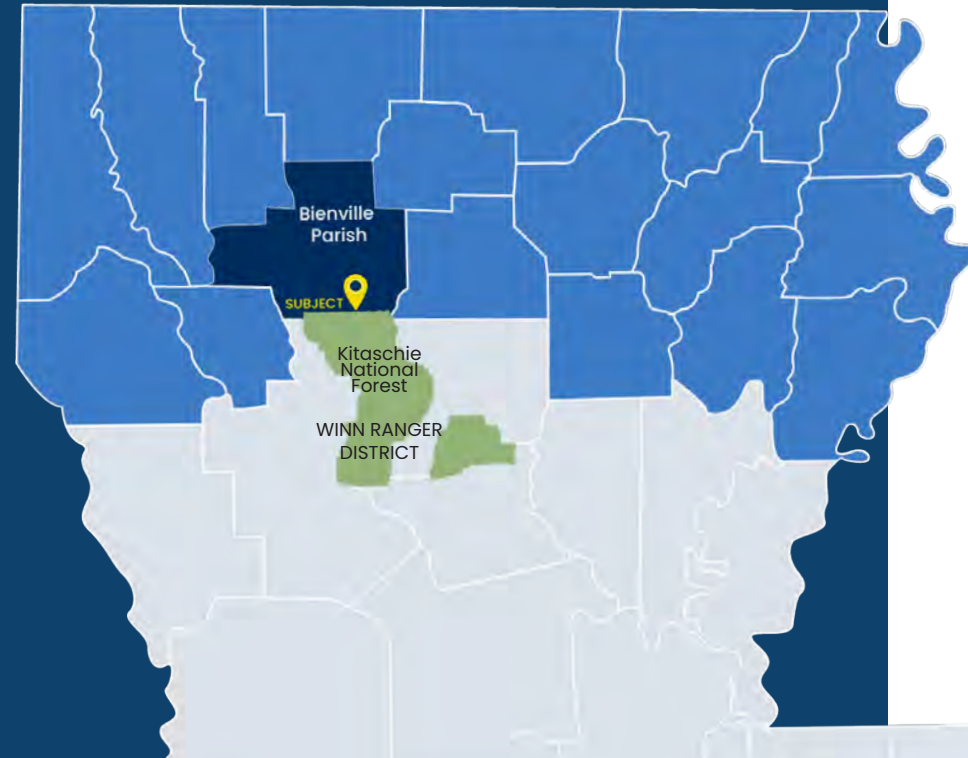


# SUBJECT OVERVIEW



# OFFERING SUMMARY

A map of Louisiana showing the location of Lake de Cade. The lake is marked with a blue pin and a yellow circle, situated near Jonesboro and Winnfield. The map displays major highways, including I-20, I-49, and I-55, as well as various towns and cities such as Bossier City, Shreveport, Ruston, Monroe, and Alexandria. The lake is located in a rural area, surrounded by green fields and some smaller bodies of water.



# PROPERTY FEATURES

## RECREATION



Borders the Southern  
Parameter of 640 ± acres  
TRACT 4C AND 4D

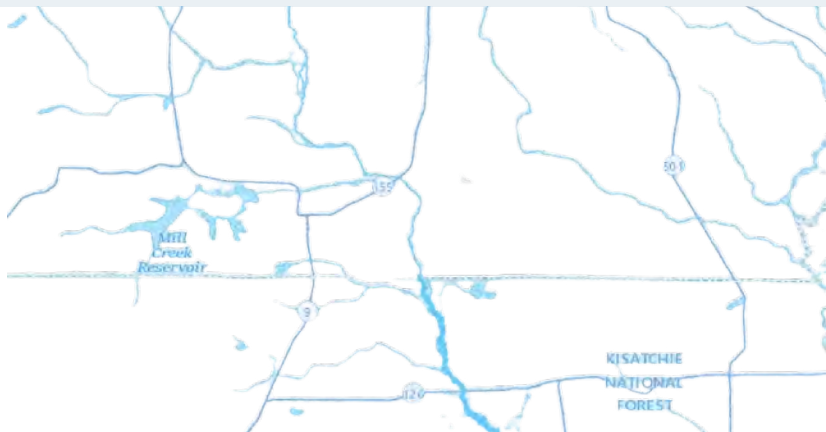


Mill Creek  
Reservoir  
Nearby



## SALINE BAYOU

Federally Designated  
Scenic River  
2+ Miles Of River Frontage



Deer



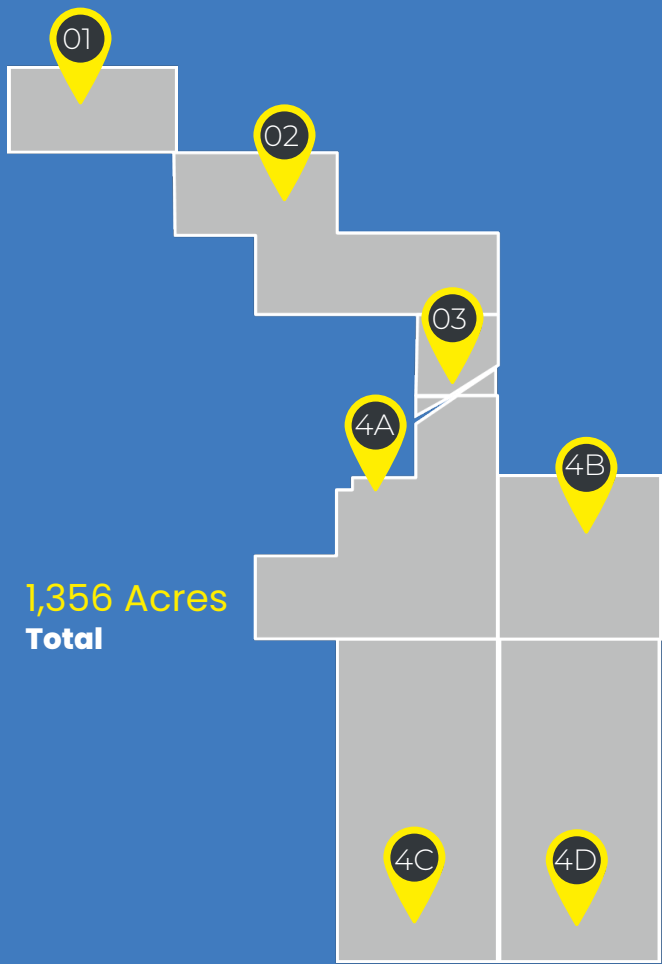
Turkey



Duck

Tract 1	80 Acres
Tract 2	200 Acres
Tract 3	37 Acres
Tract 4A	239 Acres
Tract 4B	160 Acres
Tract 4C	320 Acres
Tract 4D	320 Acres

*Acres are estimations*

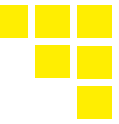


1,356 Acres  
Total

KITASCHIE NATIONAL FOREST  
(Winn Ranger District)



# IMPROVEMENTS



+ 4 Bedroom, 2 Bath, Mobile Home



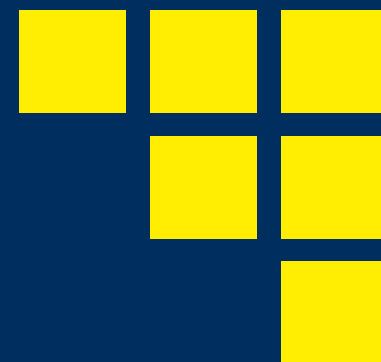
+ 4th Street (LA Hwy 155)  
+ Jerry Loop Rd



+ 3 Shipping Containers



+ Deer Stands

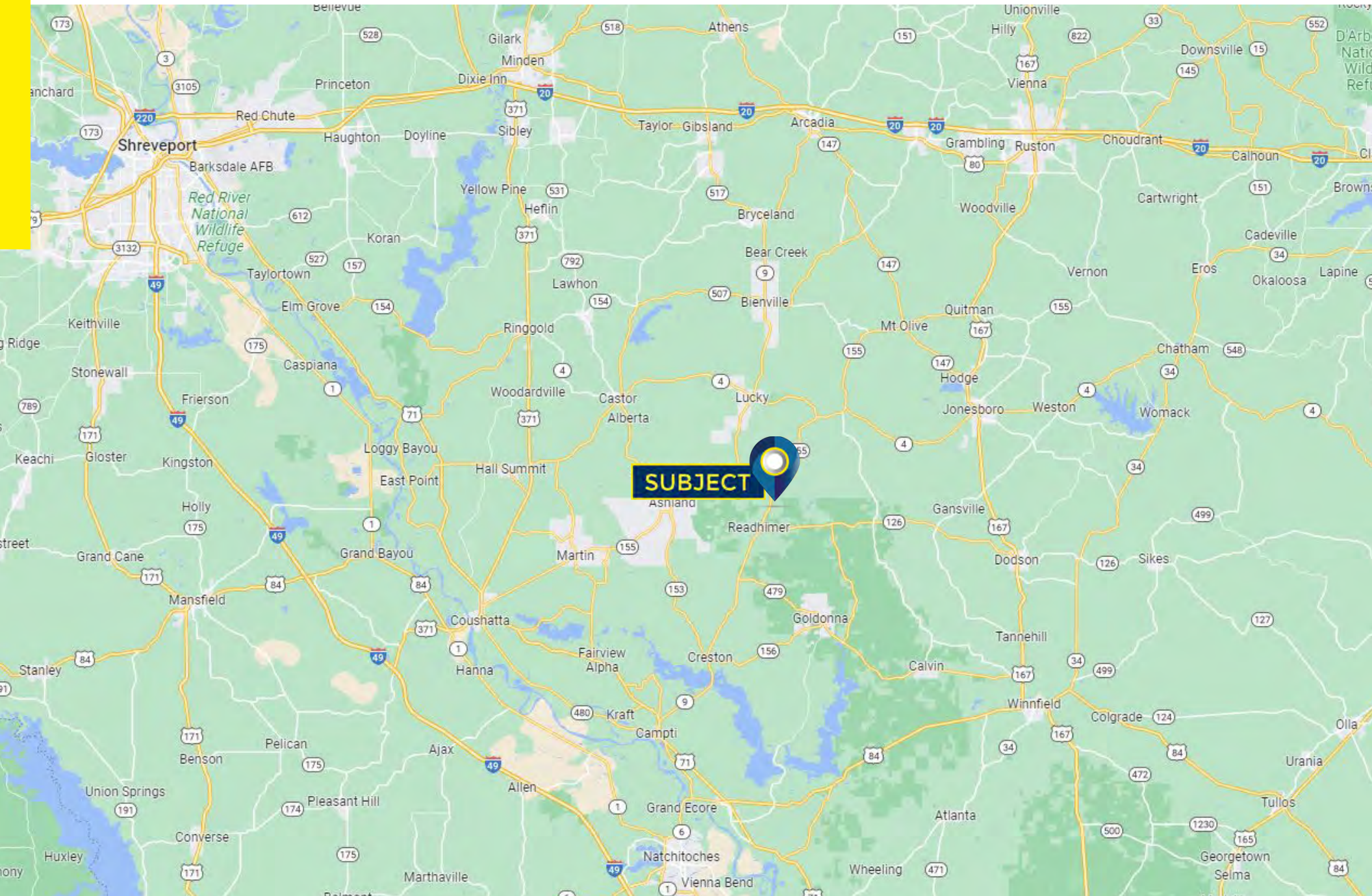
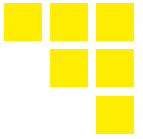


# MAPS



# Maps

# LOCATION

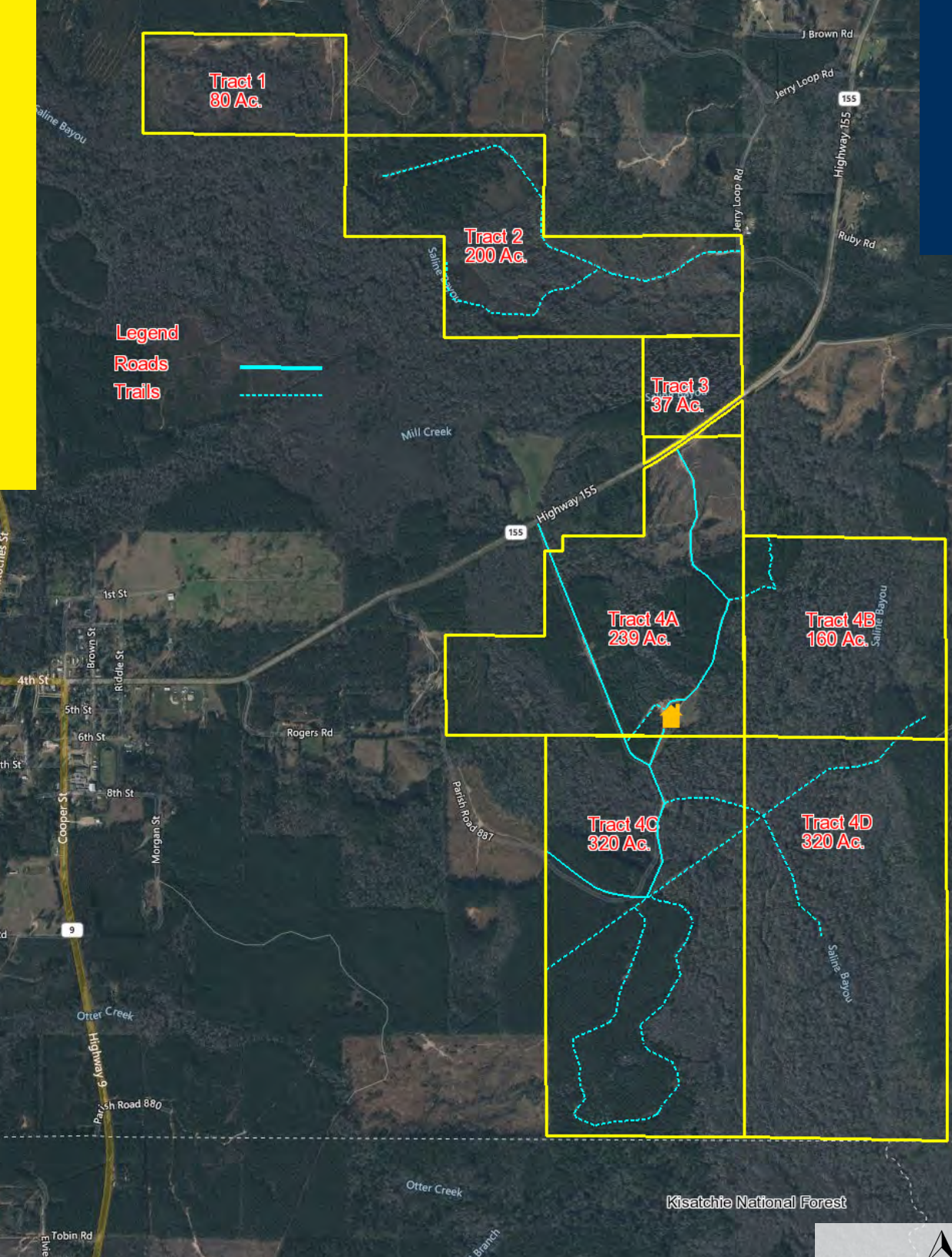






# Maps

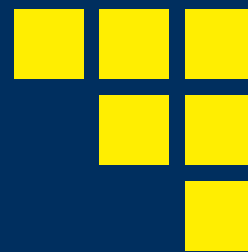
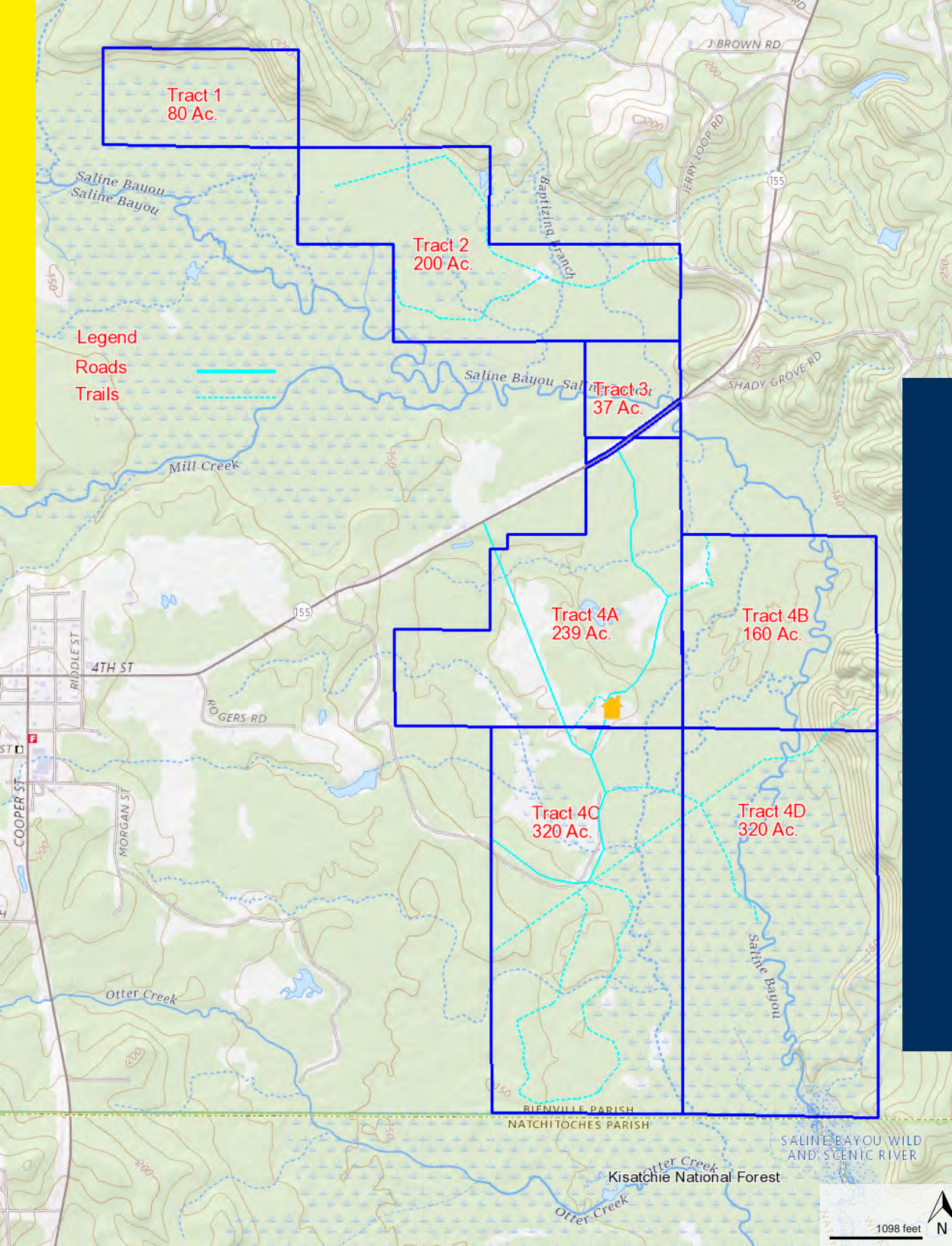
## TRACTS



TRACT NO.	APN	ACREAGE*
1	700079565	80
2	700079566	200
3	0700079568C	37
4A	700079568	239
4B	700079567	160
4C	700079570	320
4D	700079571	320

*\*All acreages are estimations.*

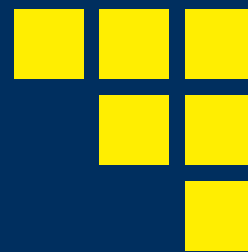
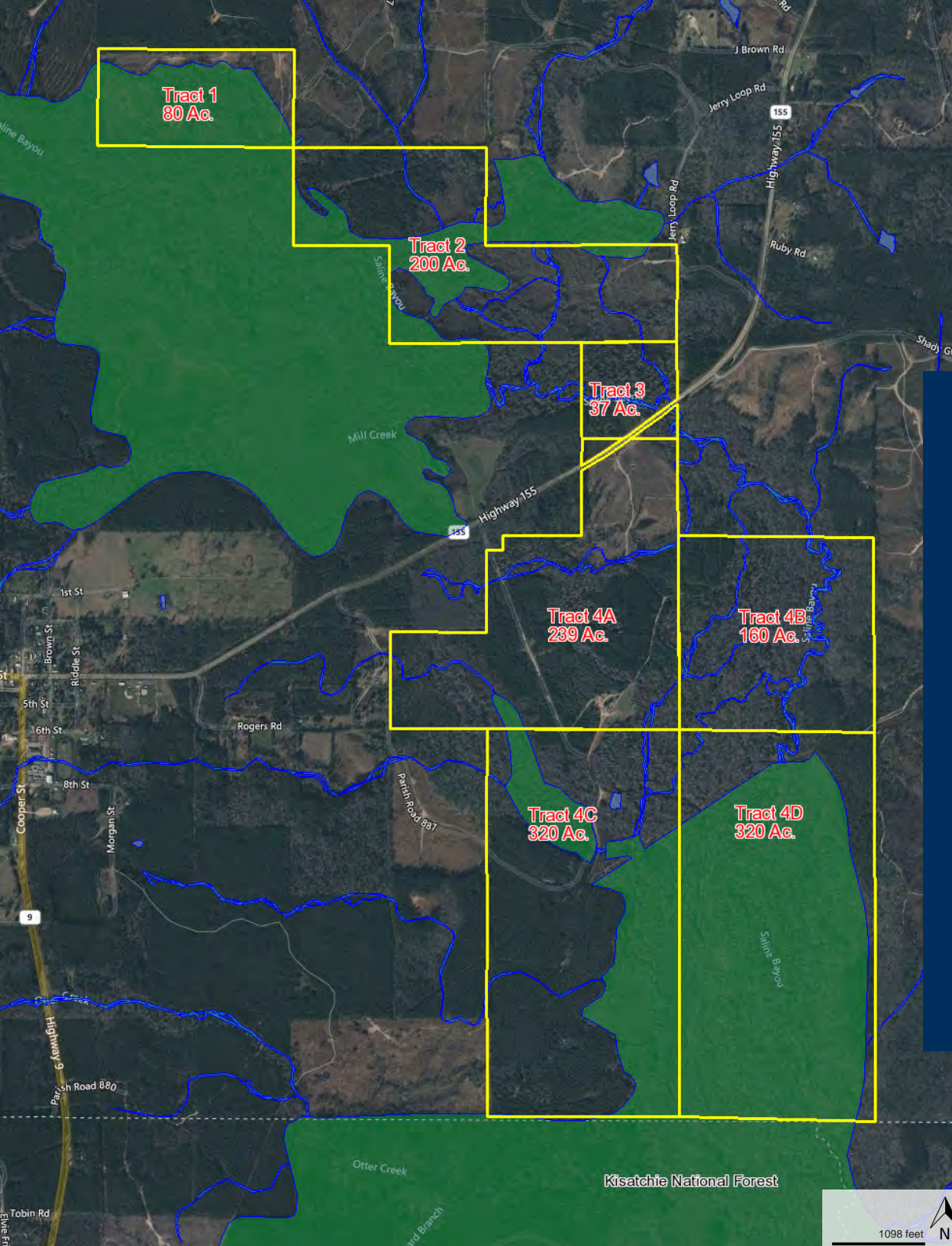




Maps

TOPOGRAPHY

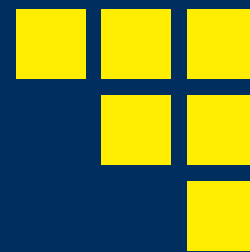
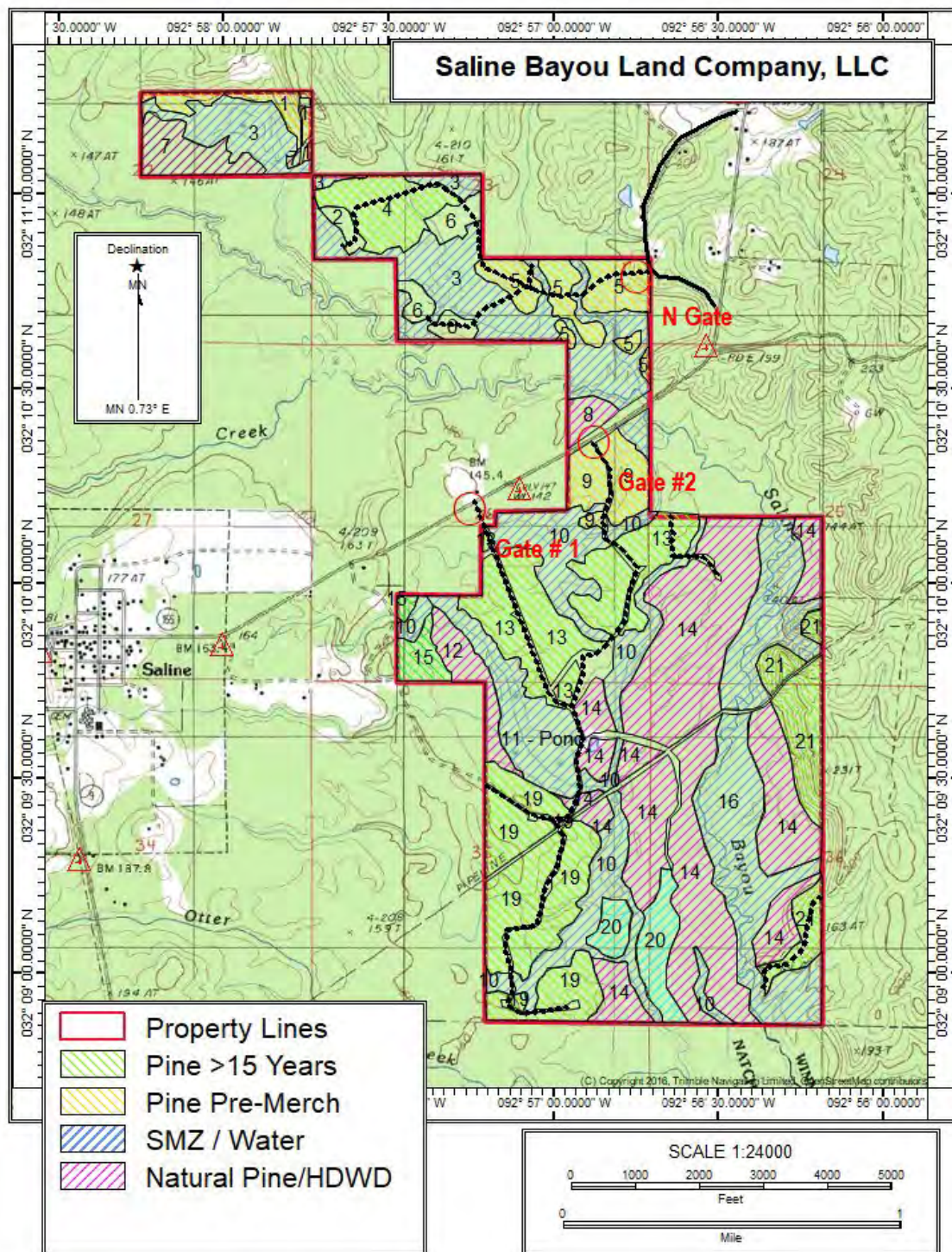




Maps

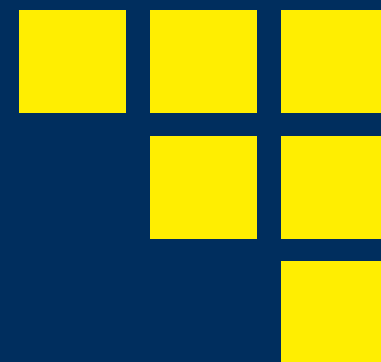
**WETLANDS**





Maps  
**TIMBER**



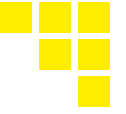


PHOTOS



Photos

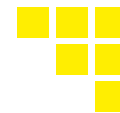
# GENERAL OVERVIEW





Photos

# AERIALS

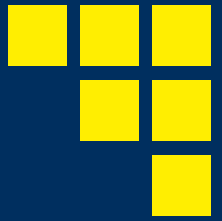




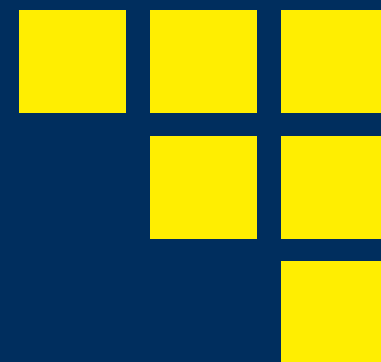


Photos

**DEER**







**TIMBER**



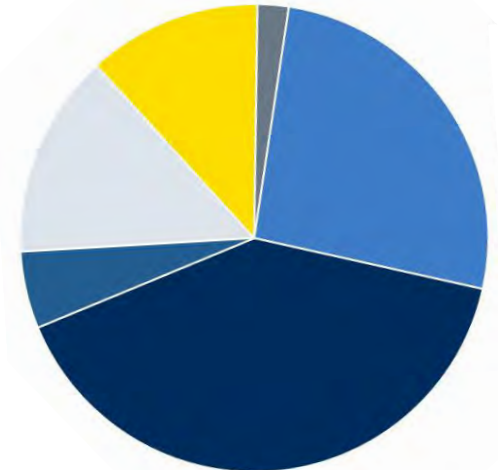


## Timber Summary

# Total Acreage Breakdowns

TYPE	ACRES
Pine Acres	421
Pine Plantation	357
Natural Pine	64
Hardwood & SMZ	777
<b>Timbered (Productive) Acres</b>	<b>1198</b>
Roads, Ponds, Cedar, Open Areas, Etc.	158
<b>Total Acres</b>	<b>1356</b>

	Pine Acres	31%
	Pine Plantation	26%
	Natural Pine	5%
	Hardwood & SMZ	57%
	Timbered (Productive)	88%
	Roads, Ponds, Cedar, Open Areas, Etc.	12%







# Stand Table

Tract	Stand	Timber Type	Acres	Year	Last Harvest	Next Harvest	Harvest Type	Comments
Saline	1	Lob 2020	17	2020	2018	2035	First Thin	Bedded NPV \$5,100
Saline	2	Cedar	5	1900	-	-		Scenic Area
Saline	3	SMZ	145	1936	2018		Natural Thin	
Saline	4	Lob 06	37	2006	2005	2024	First Thin	NPV of \$900/acre \$33.3K total
Saline	5	Lob 2022	48	2022	2018	2037	First Thin	Bedded NPV \$14,400
Saline	6	Open	20	0				Food Plots
Saline	8	Nat pine / Hdwd	9	2007	2006	2025	First Thin	Pulpwood
Saline	9	Lob 2020	32	2020	2018	2035	First Thin	Bedded NPV \$9,600
Saline	10	SMZ	120	1966	2006			
Saline	11	Pond / Cypress	51					Beavers
Saline	12	Hardwood	21	1966	2018			
Saline	13	Lob 08	96	2008	2007	2026	First Thin	NPV of \$760/acre \$72.9K total
Saline	14	Hardwood	312	1946	2006			
Saline	15	Lob 2000	15	2000	1999	2018	First Thin	
Saline	16	SMZ Bayou	147	1936	2006			
Saline	19	Lob 2000	112	2000	2015	2024	Second Thin	
Saline	20	Cypress	32	1998	1996			Pre-Merch Cypress
Saline	21	Natural Pine	55	1976	2006	2023	CC	
1274								

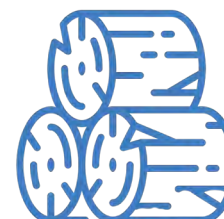
## TOTAL ACRES

### 1,356

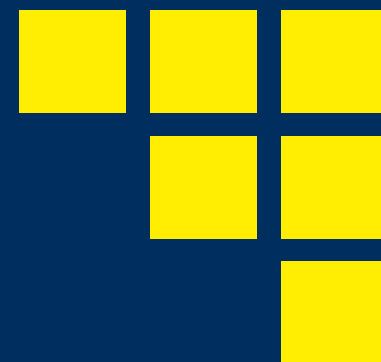


## TIMBERED (PRODUCTIVE)

### 1,198 ACRES



- + Pine Acres
- + Pine Plantation
- + Hardwood & SMZ



# LOCATION



ABOUT THE LOCATION OF

## SALINE, LA

Known for hosting the Annual Louisiana Watermelon Festival, melons grow well in the Saline, LA area. Saline is located at an outcropping of the Sparta (Aquifer) sand formation which provides the environment well suited to melons. The area is also known for its excellent timber site index, which makes it well suited for grown pine trees. Saline Bayou bisects a portion of the property and the nearby Mill Creek Reservoir, usually misnamed as Saline Lake, is the biggest, easiest to access and safest body of water in Bienville Parish. The waters are fairly deep and were long ago cleared of trees and tree stumps, making it ideal for boating, skiing, knee-boarding and other water activities.



Land Area  
**1.18 Sq Mi**

Elevation  
**183'**

Population Density  
**234 Ppl / Sq Mi**

Cost of Living  
**Low: 78.3% (National = 100%)**



Bienville Parish,  
**Louisiana**

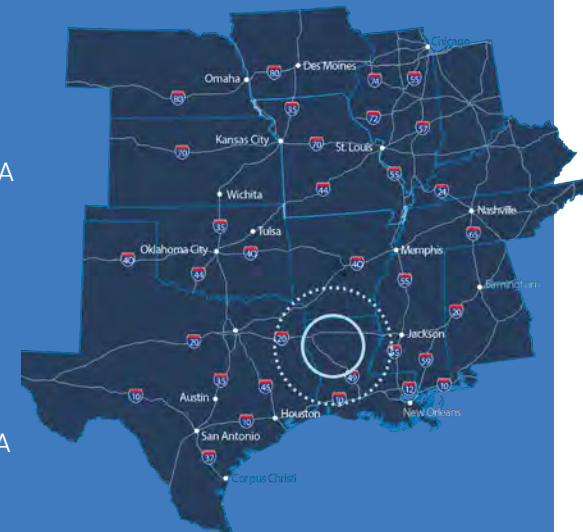
Saline

**32°9'51"N**

**92°58'38"W**



Monroe, LA  
**69 Mi**  
Shreveport, LA  
**76 Mi**  
Jackson, MI  
**189 Mi**  
Baton Rouge, LA  
**210 Mi**  
Little Rock, AR  
**217 Mi**  
Houston, TX  
**261 Mi**  
Dallas, TX  
**263 Mi**  
New Orleans, LA  
**287 Mi**







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