



A Limited Liability Company

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Licensed by Louisiana Real Estate

PROPERTY INFORMATION SHEET

DATE: May 31, 2022

ACREAGE: ± 41.14 acres (surveyed by Pan American Engineers {William J. Wood, Jr., RPLS} with plat dated 7/5/94).

PRICE: \$62,500.00 / \$1,519.20 per acre

LEGAL DESCRIPTION: The NE/4 of the NE/4 of Section 18, Township 8 North, Range 4 West, Grant Parish, containing +/-41.14 acres.

LOCATION: The property lies approximately 4 miles east of Montgomery, Louisiana near the community of Hargis, Louisiana.

DIRECTIONS: From the intersection of US Hwy 71 and LA Hwy 122 in Montgomery, LA, turn east on LA Hwy 122 and travel a distance of approximately 3.5 miles to the community of Hargis, LA. Continue traveling east on LA Hwy 122 another 1.1 miles and turn right on Bazar Road, a Grant Parish public road. At the end of this road you will travel a woods road through a tract owned by Weyerhaeuser Company to arrive near the northwest corner of the subject.

GPS COORDINATES: Lat: 31.68
Long: -92.811

ACCESS: The property does not have deeded access. Historical access has been through land owned by Weyerhaeuser to the north and also through land owned by the Allen heirs off South Hargis Road to near the southwest corner of the subject.

CURRENT/POTENTIAL USES: Timberland, hunting, recreation and investment.

MINERALS: Seller will reserve mineral rights owned.

TOPOGRAPHY: Undulating topography.

Specializing in forest, recreation and agricultural properties

SOILS: GY – Guyton & Cascillia 14.5 Acres
 Rp – Ruston fine sandy loam, 1-5% slopes 0.3 Acres
 Sm – Smithdale fine sand loam, 5-12% slopes 24.7 Acres
 Ma – Malbis fine sandy loam, 1-5% slopes 1.6 Acres

TIMBER: The property consists of two stands totaling +/-41 acres.
 Stand 1 consists of +/- 33 acres of naturally established
 young hardwood and pine timber lying north and south of
 Fouchmiah Creek. Stand 2 consists of +/-8 acres of old
 growth hardwood with some pine along both sides of
 Fouchmiah Creek, which runs through the tract in a west to
 east and east to west direction.

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 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, BAFP 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 or building restrictions; wetland restrictions, easements, any other limitations preventing the full or anticipated 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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