



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

Property Information Sheet

DATE: May 26, 2022

ACREAGE: 80 Acres \pm

PRICE: \$140,000.00 (\$1,750.00/Acre) cash at closing

LEGAL DESCRIPTION: N/2 of the E/2 of the W/2, Section 24, T8N, R4W, Grant Parish, LA

LOCATION: Located 9.75 miles south of Atlanta and 9.25 miles east of Montgomery.

DIRECTIONS: From the intersection of US Hwy 71 and La Hwy 122 in Montgomery, La; travel east on La Hwy 122 for approximately 9.4 miles to the intersection of La Hwy 122 and La Hwy 471. Continue south on to La Hwy 471 and travel south for approximately 1.6 miles to arrive at the western boundary of the subject tract. Please refer to the attached maps for details. Showing is by appointment only.

GPS COORDINATES: Longitude: -92.735
Latitude: 31.665

ACCESS: The property has approximately 2,600 feet of frontage on both sides of La Hwy 471 and 800 feet of frontage on both sides of French Cemetery Road.

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

MINERALS: Seller will convey to Buyer 100% of all mineral rights owned.

TOPOGRAPHY: Rolling topography

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|--------|--|------------|
| SOILS: | Malbis fine sandy loam, 1-5% slopes | 47.0 acres |
| | Cadeville very fine sandy loam, 5-12% slopes | 27.8 acres |
| | Ruston fine sandy loam, 1-5% slopes | 5.2 acres |

TIMBER: Approximately +/- 59 acres was cleared of all timber in the spring of 2021. The remaining acreage is comprised of streamside management zones (+/- 16 acres) and road rights of ways (+/- 5 acres).

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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VISIT OUR WEBSITE: www.bakeragproperties.com**