



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

Property Information Sheet

DATE: February 20, 2023

ACREAGE: 162 Acres ±

PRICE: \$710,000.00 (\$4,382.71/Acre). Cash at closing

LEGAL DESCRIPTION: NW/4 of Section 7, T3S, R1E, Evangeline Parish, LA

LOCATION: Located 2.0 miles north Pine Prairie and 4.0 miles south of Turkey Creek.

DIRECTIONS: From the intersection of LA Hwy 13 and La Hwy 106 north of Pine Prairie, La; travel north on La Hwy 13 for approximately 1.25 miles to the intersection of La Hwy 13 and Giant Road. Turn right (east) on to Giant Road and travel east approximately 0.35 miles to arrive at the northwestern corner of the subject tract. Please refer to the attached maps for details. Showing is by appointment only.

GPS COORDINATES: Longitude: -92.415
Latitude: 30.817

ACCESS: The property has approximately 2,640 feet of frontage on Giant Road and Elmus D Road. It also has 2,400 feet of frontage on Wilson Campbell Road.

CURRENT/POTENTIAL USES: Recreation, timber, investment, rural homesite & pasture.

MINERALS: Seller will reserve 50% of all oil, gas and other fugacious mineral rights owned.

TOPOGRAPHY: Gently rolling

SOILS:	Evangeline silt loam, 3-5% slopes	75 acres
	Frost silt loam	50 acres
	Evangeline silt loam, 1-3% slopes	36 acres
	Tenot silt loam, 1-3% slopes	1 acres

TIMBER: The total acreage on the property is +/- 162 acres. Of that acreage, +/- 137 acres consists of a mature pine stand that contains mostly pine sawtimber with a small component of pine chip-n-saw, pine pulpwood, and hardwood pulpwood. Approximately +/- 11 acres consists of a moist soil area, +/- 6 acres is a pipeline right of way, and the remaining +/- 8 acres consists of roads.

The timber on the +/- 137 acres of mature pine was cruised in January, 2023 by Baker Land & Timber Management, Inc., utilizing a 5% systematic sample estimate for all sawtimber and pulpwood. Below are the estimated timber volumes by product class.

Pine Sawtimber	- 11,735 Tons
Pine Chip-n-saw	- 1,046 Tons
Pine pulpwood	- 6,438 Tons
Hardwood Sawtimber	- 45 Tons
Hardwood Pulpwood	- 227 Tons

No timber cruising was done in the +/- 11 acre moist soil area.

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. Timber volume computation information is available upon request.

SITE INSPECTIONS: By appointment only. Please contact Baker Agri-Forest Properties, LLC

THE INFORMATION DISSEMINATED ABOVE IS ASSUMED TO BE CORRECT BUT IS NOT GUARANTEED

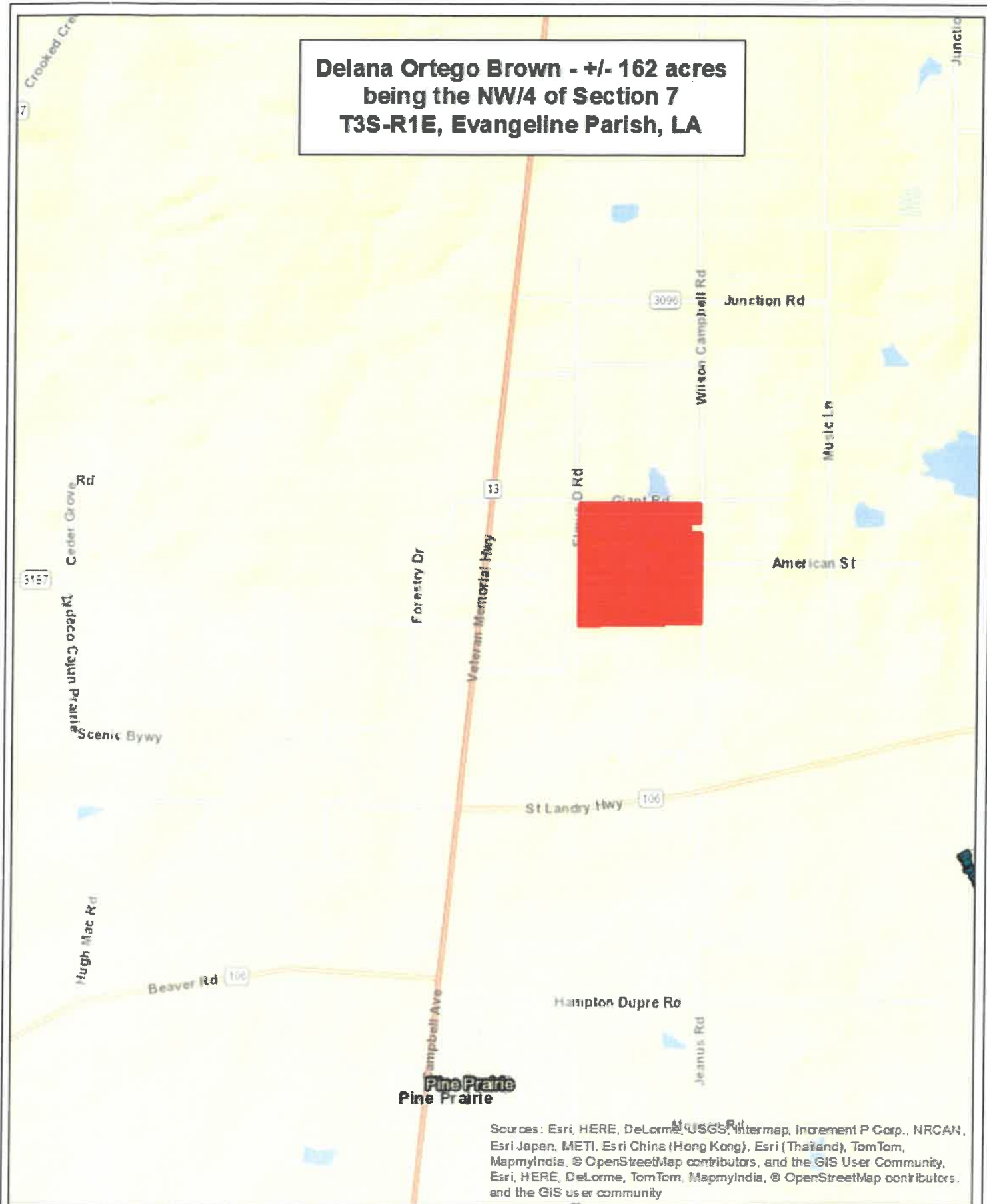
NOTE: Baker Agri-Forest Properties, LLC has attempted to present the facts regarding The subject property in a fair and accurate manner. However, it should be noted that Baker Agri-Forest Properties, LLC is acting only as a real estate broker in this matter and is not licensed to perform services as 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

ROBERT TASSIN, DONALD BAKER, OR MELANIE BLANCHARD @ (318) 473-8751

VISIT OUR WEBSITE: www.bakeragproperties.com

**Delana Ortego Brown - +/- 162 acres
being the NW/4 of Section 7
T3S-R1E, Evangeline Parish, LA**



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



1 inch = 2,640 feet
0 2,600 5,200 Feet

Baker Agri-Forest Properties, LLC
Alexandria, LA
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1/5/2023