



A Limited Liability Company

3306 Giamanco Street, Alexandria, LA 71301
P O Box 5624, Alexandria, LA 71307
Phone: 318-473-8751 Fax: 318-473-4045
Website: bakeragproperties.com
Licensed by Louisiana Real Estate

PROPERTY INFORMATION SHEET

DATE: March 23, 2023

ACREAGE: ± 40 acres

PRICE: \$88,000.00/ \$2,200.00 per acre

LEGAL DESCRIPTION: The SW/4 of the NE/4 of Section 39, Township 4 North, Range 2 East, Rapides Parish, LA, containing 40 acres, more or less.

LOCATION: The property lies east of the end of Varvarosky Road in the Kolin community.

DIRECTIONS: From the intersection of Denny Road and Varvarosky Road, travel east on Varvarosky Road a distance of +/-1 mile to the end of parish road maintenance. Continue east on the private road until the road ends. The owners of the subject 40 acres have a permanent servitude over this private road. From the point where the road ends, travel east (by foot currently) along a permanent 50' servitude granted by Cornerstone Investments, LLC just north of Cornerstone's south boundary line a distance of ¼ mile to the west line of the subject 40 and near the southwest corner. Please refer to attached maps for further assistance.

GPS COORDINATES: Lat: 31.293
Long: -92.288

ACCESS: The property has access to a public road (Varvarosky Road) pursuant to a Grant of Predial Servitude (50' wide) from Cornerstone Investments, LLC. This permanent servitude runs with the chain of title to the property and successors in ownership will have this right. The instrument was recorded in the Rapides Parish Clerk's office on January 19, 2023.

CURRENT/POTENTIAL USES: Rural residence, pasture, timberland, hunting, recreation.

MINERALS: Seller will reserve 50% of mineral rights owned but will waive any surface rights for exploration, drilling or production.

TOPOGRAPHY: Relatively flat topography.

SOILS: DoB – Dorcheat silt loam, 1 to 3% slopes 31 Acres
Gy – Guyton-Ouachita complexes, 0-1% slopes 9 Acres

TIMBER: The property consists of predominately hardwood sawtimber and pulpwood with low amounts of pine sawtimber and pine pulpwood.

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
ROBERT TASSIN, BRIAN BAIN, DONALD BAKER OR MELANIE BLANCHARD
@ 318-473-8751**