



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:** September 5, 2023

**ACREAGE:**  $\pm$  40 acres

**PRICE:** \$80,000.00/ \$2,000.00 per acre

**LEGAL DESCRIPTION:** The SE/4 of the NE/4 of Section 29, 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 Grantors of a predial servitude to the current owners of the subject 40 have a permanent servitude over this private road and property owned by Cornerstone Investments, LLC. 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 1/4 mile to the west line of the 40 owned by the Grantors of a predial servitude to the current owners of the subject 40 acres near the southwest corner. The predial servitude over this 40 acres to the subject 40 acres consists of a 50' wide strip north of the south boundary line and running parallel to the south boundary line for 1/4 mile. Please refer to attached maps for further assistance.

**GPS COORDINATES:** Lat: 31.293  
Long: -92.284

**ACCESS:** The property has access to a public road (Varvarosky Road) pursuant to a Grant of Predial Servitude (50' wide) from Howell D. Jones, III, et al (Grantors) to the current owners (Grantees). 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 31, 2023 at instrument #1731952.

**CURRENT/POTENTIAL USES:** Timberland, hunting, recreation.

**MINERALS:** Seller will reserve 100% of mineral rights owned.

**TOPOGRAPHY:** Relatively flat topography.

<b>SOILS:</b>	DoB – Dorcheat silt loam, 1 to 3% slopes	12 Acres
	Gy – Guyton-Ouachita complex, 0-1% slopes	28 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**