



# 242+/- ACRES TIMBERLAND PORTFOLIO North Bossier Parish, LA

**Joe Fleming, LA & TX Licensed Broker Agent**

Direct 318.698.1108  
Mobile 318.465.0930  
JoeF@Sealynet.com

**Sealy Real Estate Services, LLC**

333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
www.sealynet.com

**Derek Eason**

Direct 318.861.5999  
Mobile 318.453.5085

**Louisiana Real Estate Services, LLC**

3825 Gilbert Dr.  
Shreveport, Louisiana, 71104  
318.861.5999  
www.lareservices.com





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### TRACT DETAILS

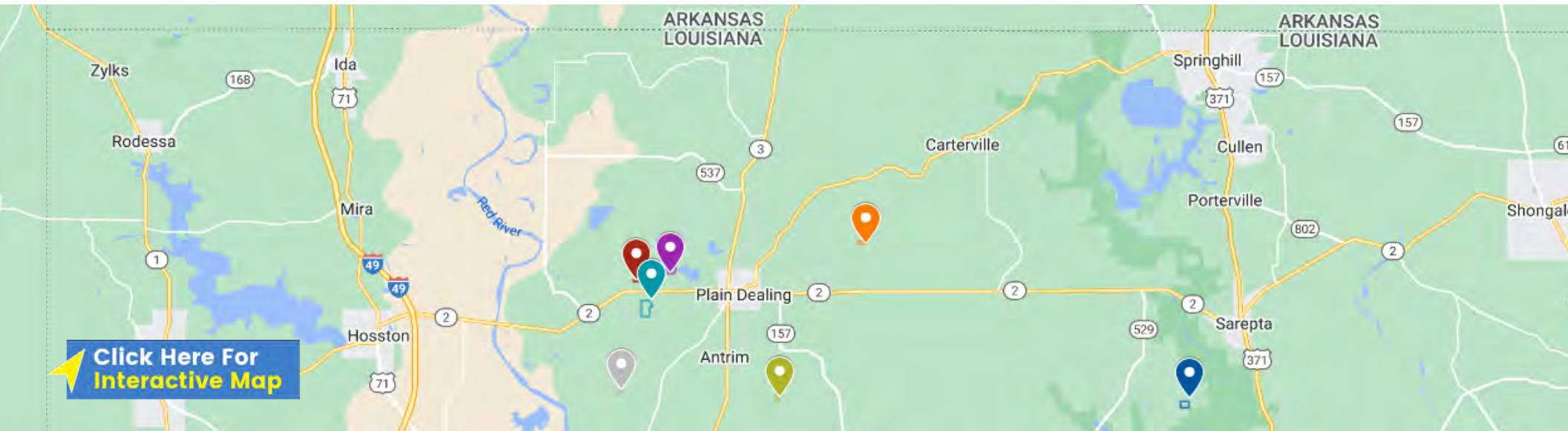
11	Rock Quarry
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### OFFERING SUMMARY

The Hodges offering consists of 7 tracts totaling 242 acres. Individual tracts range in size from 12 acres to 92 acres. Diverse timberland consisting of mature natural growth, as well as pine plantation of varying ages. The Hodges properties are located in a well-known area for deer and other game. Additionally, it is near the Bodcau WMA, which offers recreational opportunities such as a shooting range, camping, hunting, and fishing. From an investment standpoint, the overall timber value on this property is excellent. All but 1 of the tracts are located within 8 miles of the Teal-Jones Sawmill which is scheduled to open in 2024 in Plain Dealing, LA. The timber and recreational opportunities, along with North Bossier Parish rural land experiencing tremendous growth, makes this portfolio very attractive.

### DETAILS

Total Land Area	242 Acres
Sale Price	\$719,000
Use Type	Investment, Recreation
Land Splits Available	Yes
Location	North Bossier Parish
Parish	Bossier Parish
Region	North LA (Sportsman's Paradise)
Interstates & Highways	LA Hwy 2 & 3, Interstate 49
National Parks	Bodcau WMA



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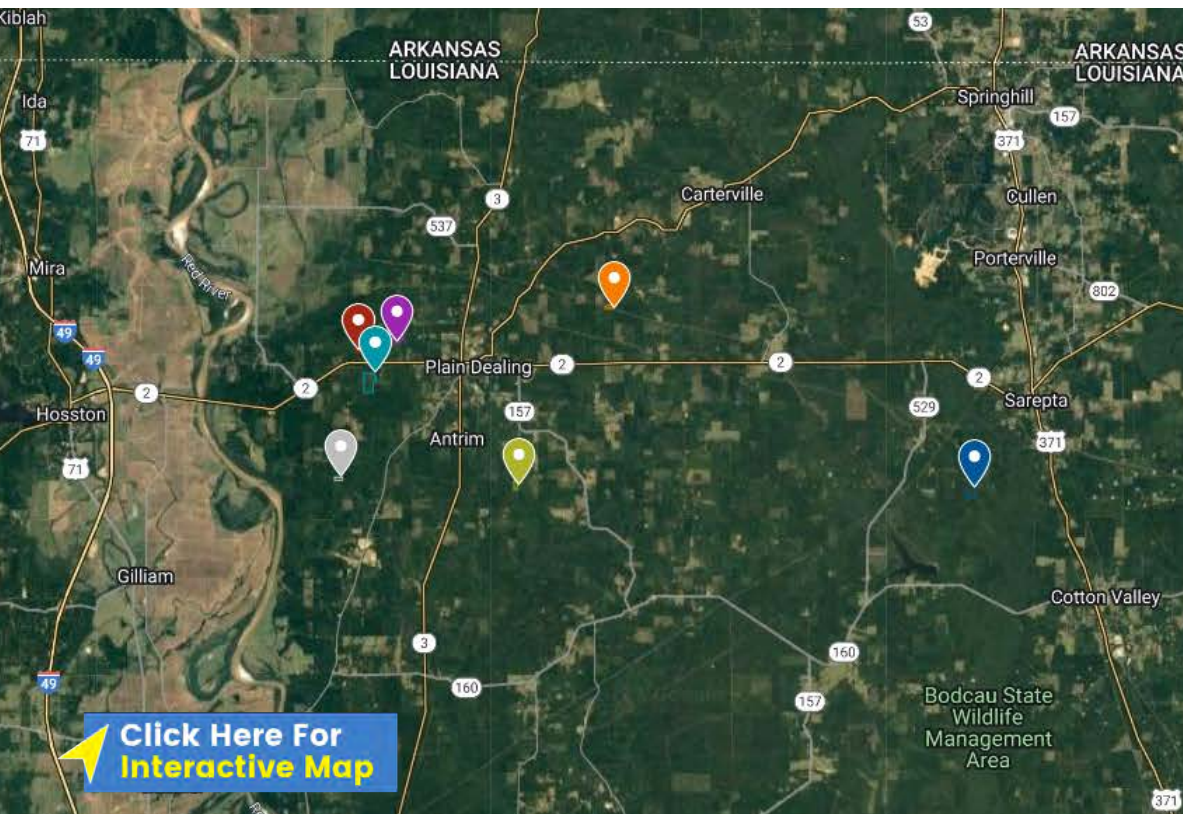
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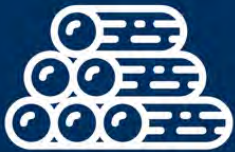
## Tract Overview Map



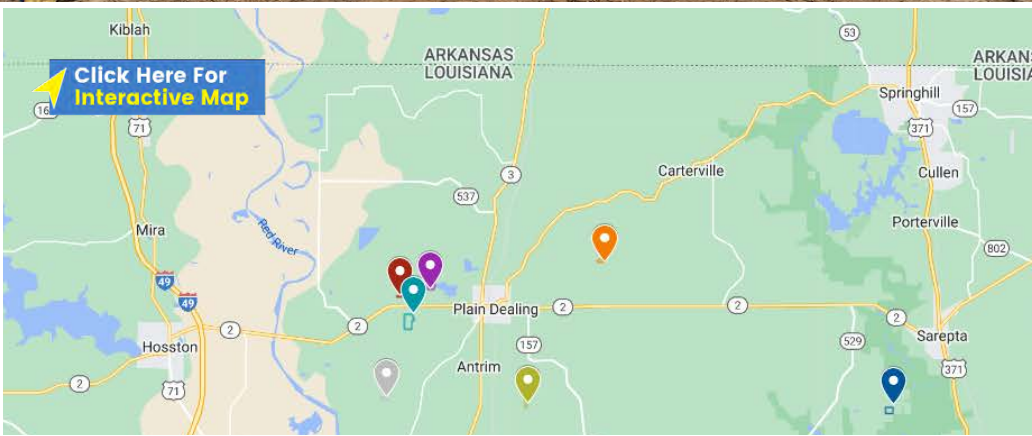
Tract Name	Acres
 Rock Quarry	12
 St. Mary Rd	92
 Dutch John Rd	20
 Moody Rd	38
 Sec35-22N-13W	20
 Cypress Bayou	20
 Bodcau	40
Total	242

## Available Land Splits

Tract Name	Acres	Price/Acre	Total Sales Price
Rock Quarry	12	\$2,450	\$29,400
St. Mary Rd	92	\$3,400	\$312,800
Dutch John Rd	20	\$2,650	\$53,000
Moody Rd	38	\$3,600	\$136,800
Sec 35-22N	20	\$2,350	\$ 47,000
Cypress Bayou	20	\$1,800	\$36,000
Bodcau	40	\$2,600	\$104,000
<b>Total</b>	<b>242</b>	<b>\$2,971</b>	<b>\$719,000</b>

**Portfolio Features****RECREATION****Muddy Bottoms  
ATV Park****Bodcau  
WMA****Deer Hunting  
Hog Hunting****LAKES****Lake Plain Dealing****Ivan Lake****Lake Earling (AR)****TIMBER****Natural Pine****Pine Plantation****Hardwoods**





## Location Snapshot

PLAIN DEALING



**\$110+ Million Sawmill Facility**

July 2022: Ground-breaking



**Long-Term Economic Growth Projected**

(jobs, development, rail, infrastructure)



**21.6% Future Job Growth**

Projection over the next 10 years



**4.7% Population Increase**

(2019 to 2020)

N. BOSSIER



**\$6.3 Million Improvement Project**

Louisiana DOTD to Benton Rd. (Hwy 3)

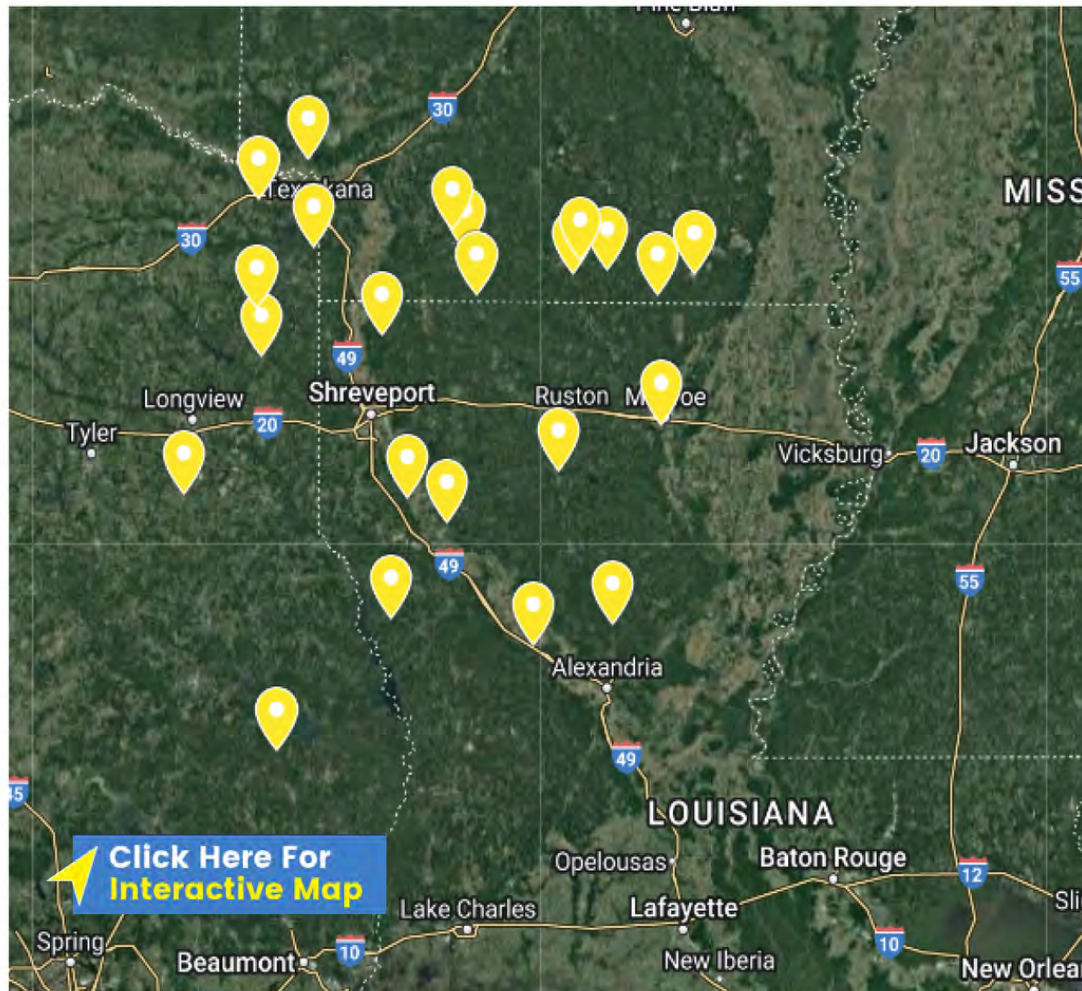


**Bossier- 10th Fastest Growing**

Parish in Louisiana (May 2022)



## ARK-LA-TEX Mills Area Map



ARKANSAS	Hixson Lumber
	PotlatchDeltic
	Weyerhaeuser
	Canfor Southern Pine - Urbana
	Domtar Paper Co LLC
	West Fraser - Huttig Mill
	Conifex El Dorado
LOUISIANA	Canfor Southern Pine - El Dorado
	Georgia-Pacific
	Aldridge Sawmill
	Weyerhaeuser
	Almond Brothers Lumber Co
	RoyOMartin - Plywood & Solid Wood Plant
	Hunt Forest Products
TEXAS	Mansfield Paper Mill
	Container & Paper/Hodge Mill
	Graphic Packaging International
	Teal-Jones Sawmill
	Norbord
	Ward Timber
	Domino mill
	West Fraser - New Boston Lumber Mill
	West Fraser - Henderson Mill





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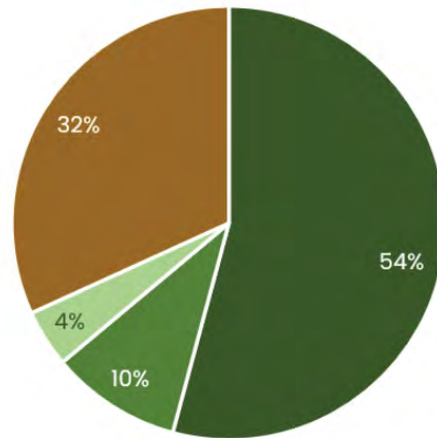
### Tract Overview

## Rock Quarry- 12 Acres

High quality old growth timber on good ground. Located west of Plain Dealing and northeast of LA Hwy 537.

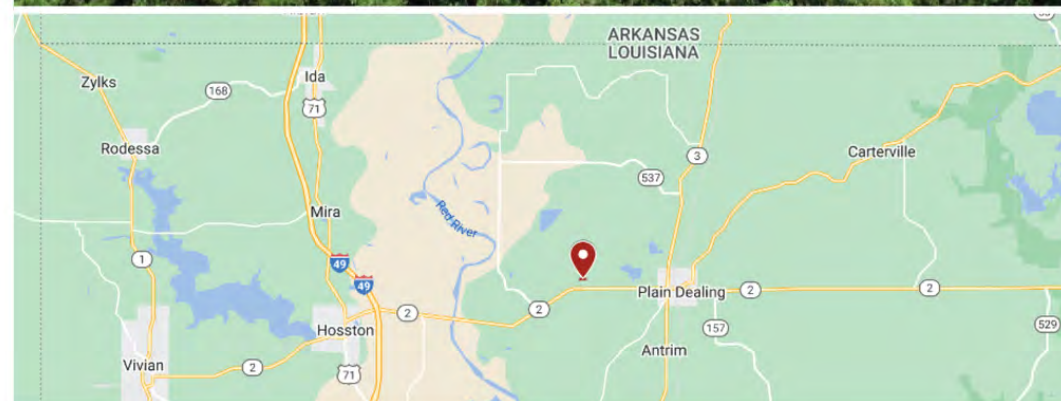
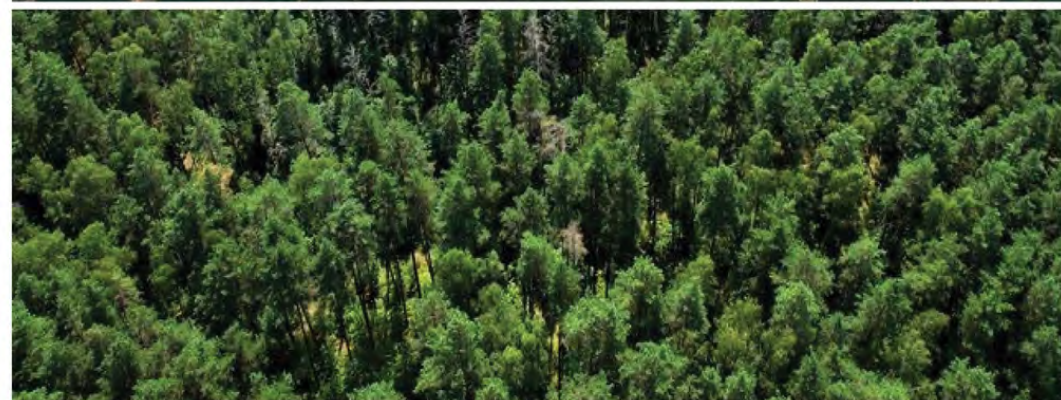
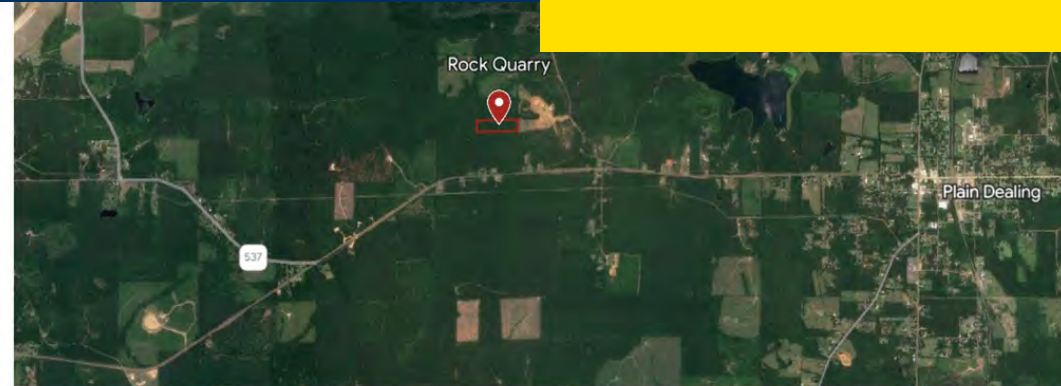
### Timber Volume

-  Pine Sawtimber
-  Pine Chip-N-Saw
-  Pine Pulpwood
-  Hardwood Pulpwood



<b>Stand:</b>	Natural	<b>Stand Acres:</b>	12
Species	Product	Tons	Tons Per Acre
Pine	Sawtimber	506	42.17
Pine	Chip-N-Saw	91	8
Pine	Pulpwood	40	3
Hardwood	Pulpwood	297	25
		<b>934</b>	<b>78</b>

\*2022 Timber Cruise



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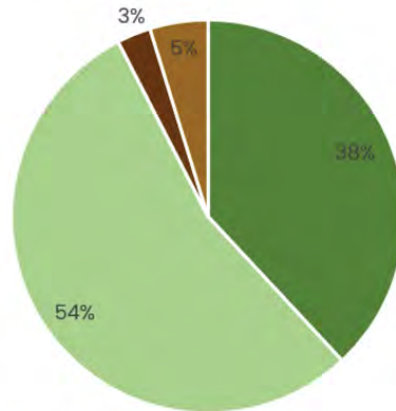
### Tract Overview

## St. Mary Road- 92 Acres

Access is across adjacent landowners. Very well established 14- year old plantation.

### Timber Volume

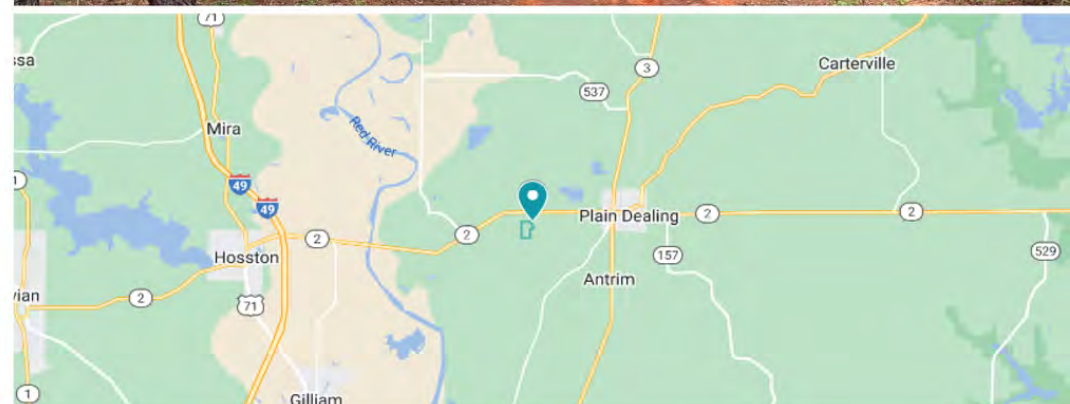
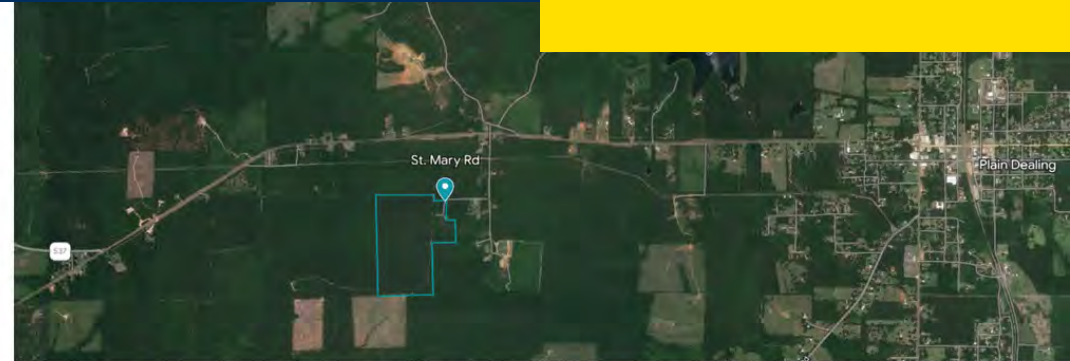
- Pine Chip-N-Saw
- Pine Pulpwood
- Hardwood Sawtimber
- Hardwood Pulpwood



<b>Stand 1:</b>	Lob 09	<b>Stand Acres:</b>	82
Species	Product	Tons	Tons Per Acre
Pine	Sawtimber	0	0
Pine	Chip-N-Saw	2,870	35
Pine	Pulpwood	4,100	50
		<b>6,970</b>	<b>85</b>

<b>Stand 2:</b>	SMZ	<b>Stand Acres:</b>	10
Species	Product	Tons	Tons Per Acre
Hardwood	Sawtimber	210	21
Hardwood	Pulpwood	360	36
		<b>570</b>	<b>57</b>

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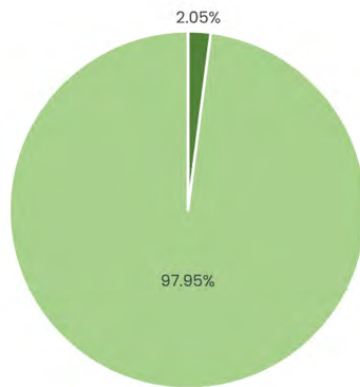
### Tract Overview

## Dutch John Rd- 20 Acres

15-year old well established planation ready for 1st thin. Access across adjacent landowners.

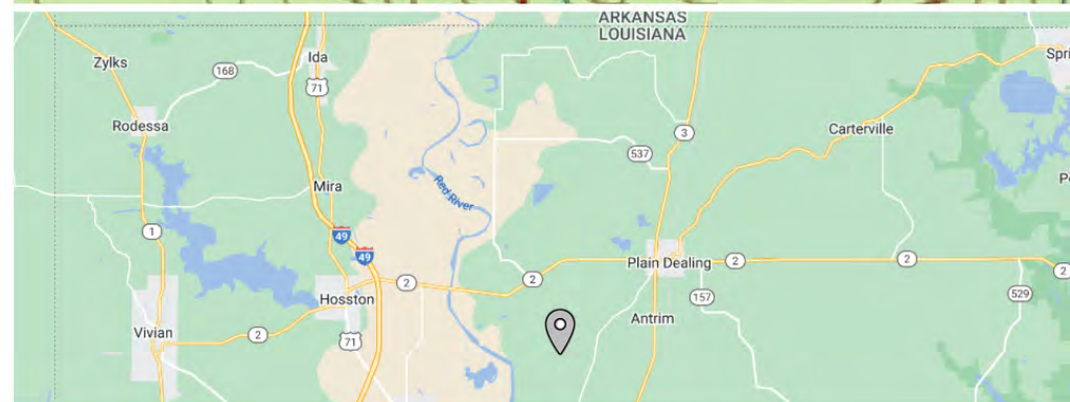
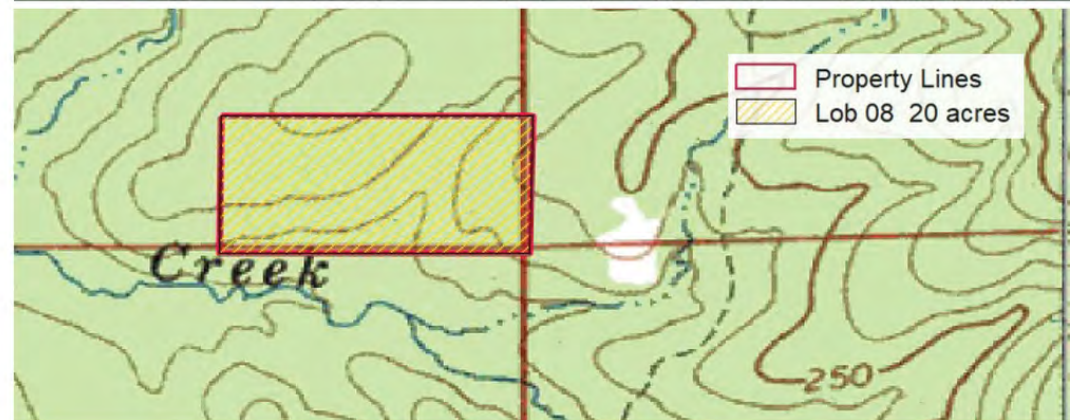
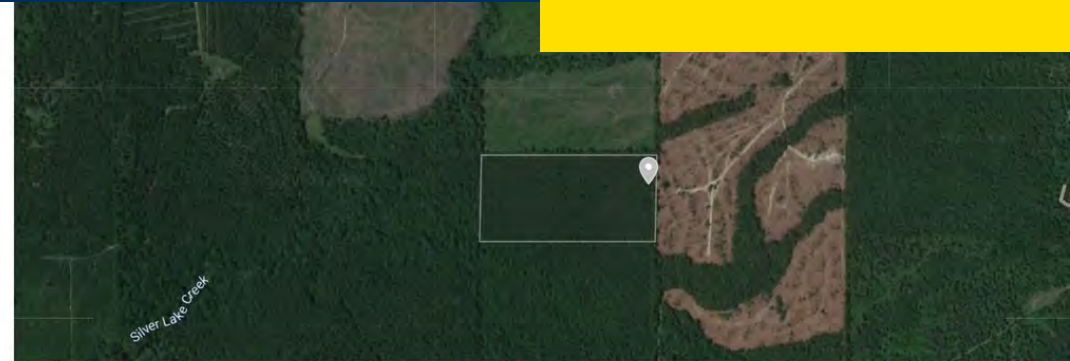
### Timber Volume

-  Pine Chip-N-Saw
-  Pine Pulpwood



<b>Stand 1:</b>	Lob 08	<b>Stand Acres:</b>	20
<b>Species</b>	<b>Product</b>	<b>Tons</b>	<b>Tons Per Acre</b>
Pine	Sawtimber	0	0
Pine	Chip-N-Saw	45	2
Pine	Pulpwood	2,151	108
Hardwood	Pulpwood	0	0
		<b><u>2,196</u></b>	<b><u>110</u></b>

\*2022 Timber Cruise





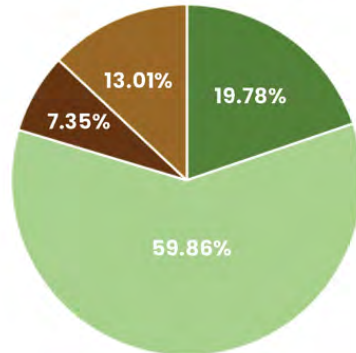
### Tract Overview

## Moody Road- 38 Acres

Roughly 70% in well established 14 year old planation. Access from Moody Road, very near Lake Plain Dealing. Excellent recreational and investment tract.

### Timber Volume

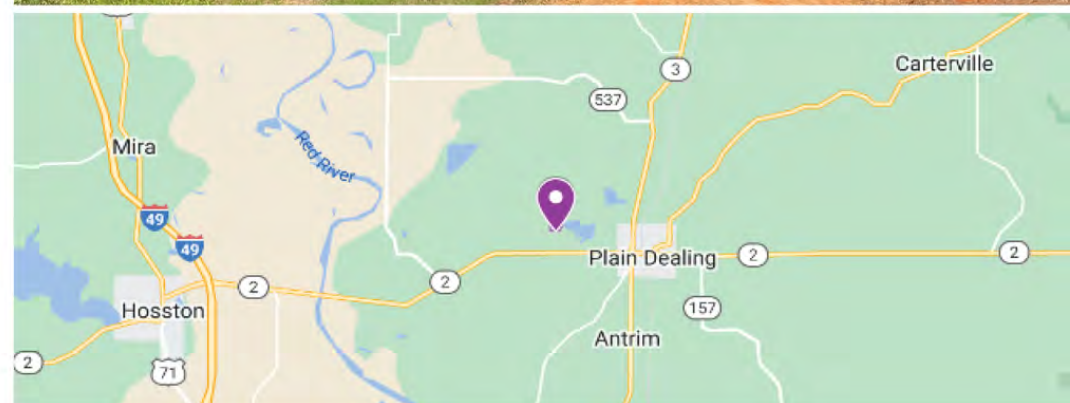
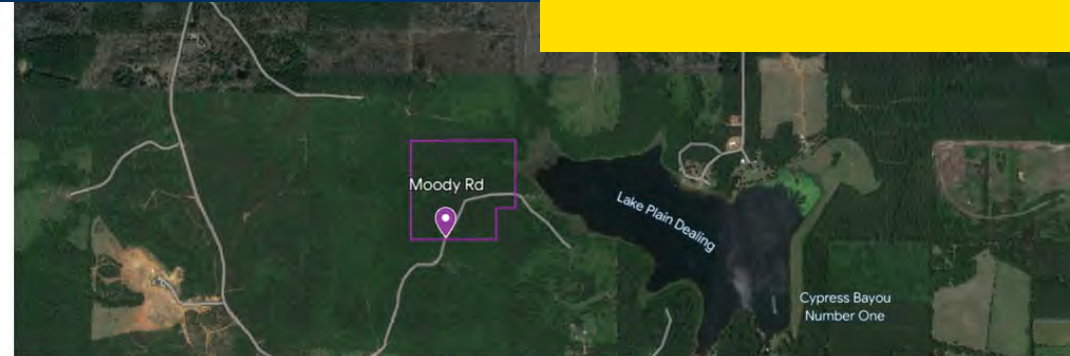
- Pine Chip-N-Saw
- Pine Pulpwood
- Hardwood Sawtimber
- Hardwood Pulpwood



<b>Stand 1:</b>	Lob '09	<b>Stand Acres:</b>	27
<b>Species</b>	<b>Product</b>	<b>Tons</b>	<b>Tons Per Acre</b>
Pine	Sawtimber	0	0
Pine	Chip-N-Saw	608	23
Pine	Pulpwood	1,840	68
Hardwood	Pulpwood	0	0
Total		<b>2,448</b>	<b>91</b>

<b>Stand 2:</b>	SMZ	<b>Stand Acres:</b>	11
<b>Species</b>	<b>Product</b>	<b>Tons</b>	<b>Tons Per Acre</b>
Hardwood	Sawtimber	226	21
Pine	Chip-N-Saw	0	0
Pine	Pulpwood	0	0
Hardwood	Pulpwood	400	36
Total		<b>626</b>	<b>57</b>

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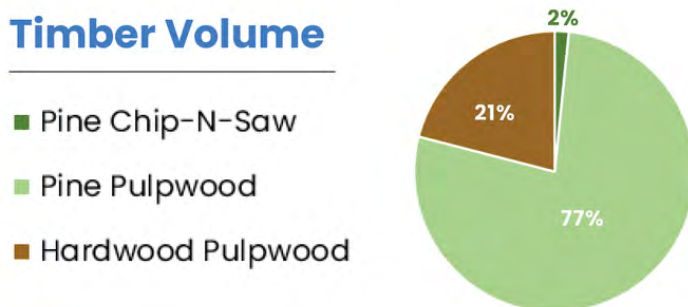


### Tract Overview

## 📍 Sec 35-22N-13W- 20 Acres

12 acres of 15 year old plantation with the balance in SMZ. This tract is bisected by a pipeline in an area know for excellent deer hunting. Access across neighbors.

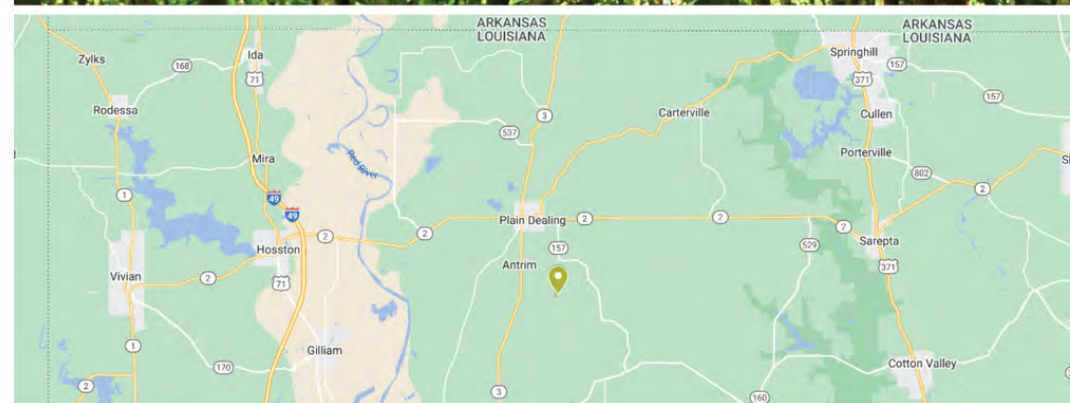
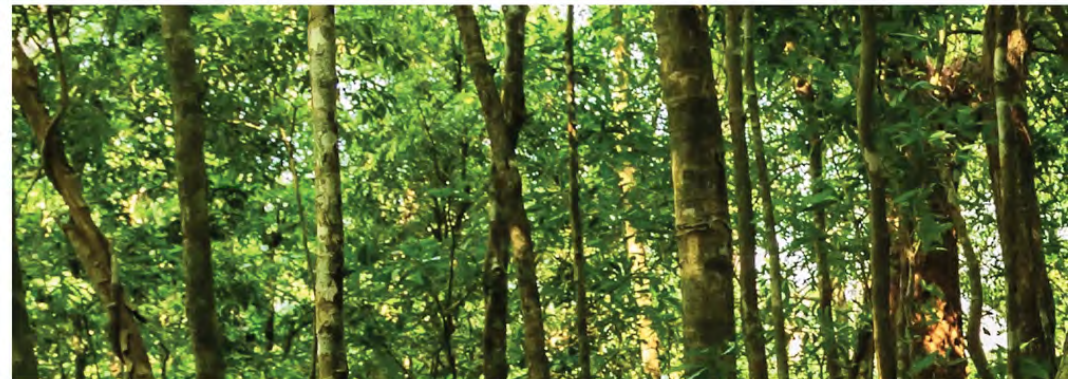
### Timber Volume



<b>Stand 1:</b>	Lob 08	<b>Stand Acres:</b>	12
<b>Species</b>	<b>Product</b>	<b>Total Tons</b>	<b>Tons Per Acre</b>
Pine	Chip-N-Saw	27	2
Pine	Pulpwood	1,291	108
Hardwood	Pulpwood	0	0
		<b>1,318</b>	<b>110</b>

<b>Stand 2:</b>	SMZ	<b>Stand Acres</b>	8
<b>Species</b>	<b>Product</b>	<b>Tons</b>	<b>Tons Per Acre</b>
Hardwood	Saw Timber	0	0
Pine	Pulpwood	0	0
Hardwood	Pulpwood	350	44
		<b>350</b>	<b>44</b>

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### Tract Overview

## Cypress Bayou- 20 Acres

Natural regeneration roughly 15 years old. Good deer hunting tract. Access from pipeline or neighbors..

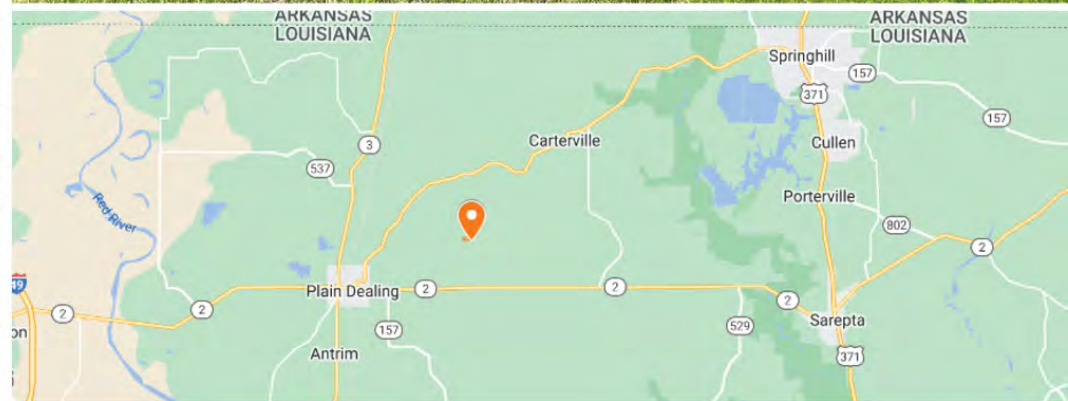
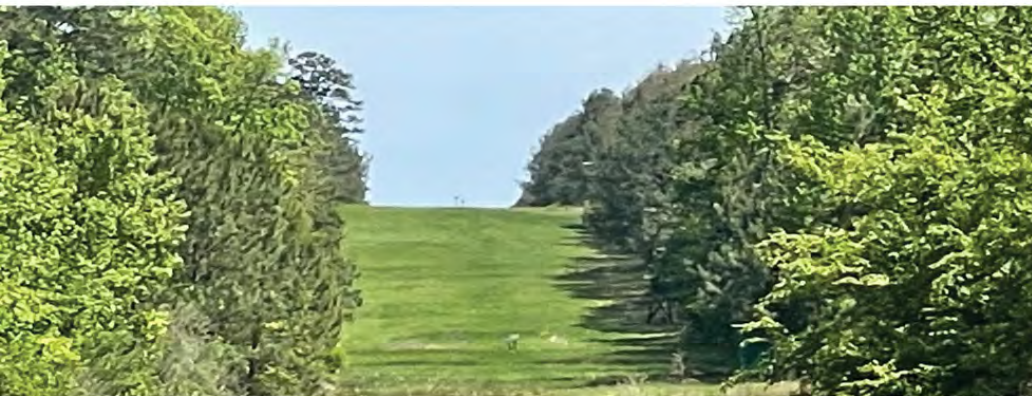
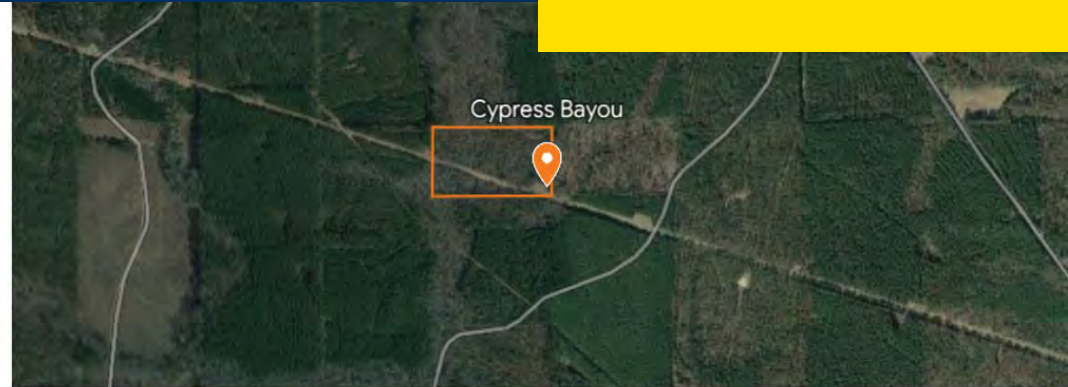
### Timber Summary

Tract	Stand	Acres	Comments
Cypress Bayou 20	Natural Regen	20	Advanced Natural Regeneration

*\*2022 Timber Cruise*

#### Pre-Merchantable % of Stand Acres

Natural Regeneration	100%
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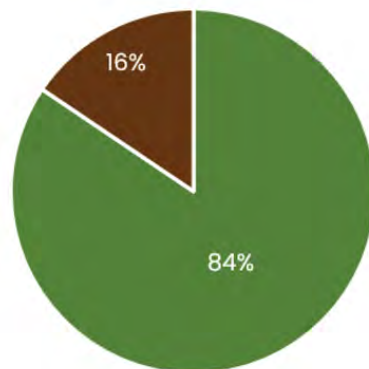
### Tract Overview

## Bodcau- 40 Acres

High quality old growth timber on good ground. Located west of Plain Dealing and northeast of LA Hwy 537.

### Timber Summary

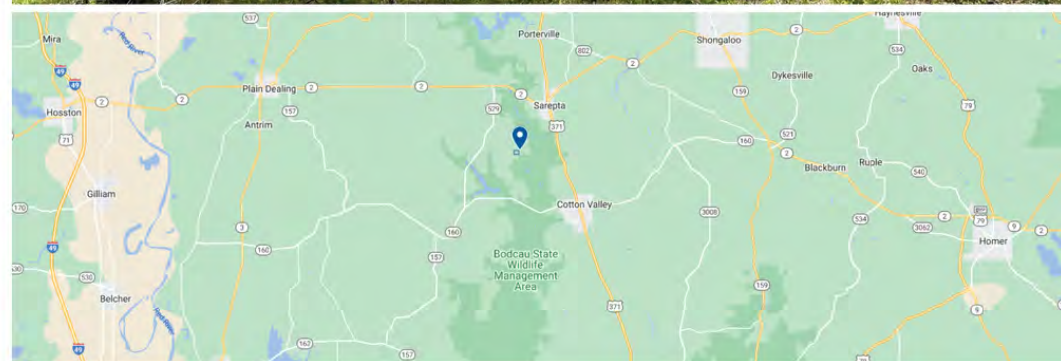
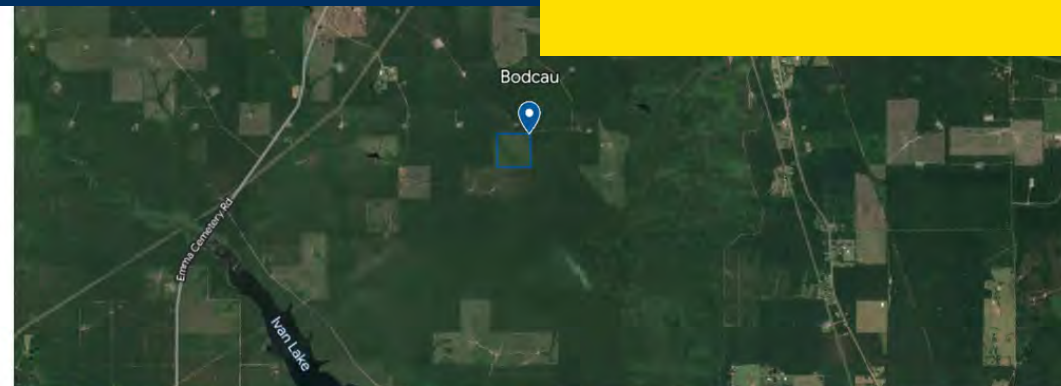
- 2018 Plantation
- Merchantable SMZ



Tract	Stand	Acres
Bodcau 40	Lob 2018	38
Bodcau 40	SMZ	7

Pre-Merchantable % of Stand Acres	
2018 Plantation	84%
Merchantable SMZ	16%

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