



CREST LAND

COMPANY, LLC.

STREET ADDRESS: 4725 HIGHWAY 28 E ▪ PINEVILLE, LA 71360

PHONE: (318) 448-8794 ▪ FAX: (318) 767-5693

DIRECT: (318) 767-5650

EMAIL: LUKE.LAZARONE@CRESTOPERATIONS.COM

WEBSITE: CRESTLANDCOMPANY.COM

LOUISIANA LICENSED REAL ESTATE BROKERAGE

TRACT DETAILS

Tract Name: T-297-001, 002, 003

Acres: 10± Acres each

Price: \$135,000.00

Location: Hwy 28 West and Nichols Cemetery Rd.

Restrictions: New construction only. 1500 Heated Square Feet

Attributes: Community water and electricity available along Highway 28. These 10± acre lots have been selectively harvested to provide the potential buyer a partially cleared homesite for construction. Gentle rolling topography with good drainage. Great location and close to Kisatchie National Forest, Kincaid and Cotile lakes. Approximately one half mile West of Lil Boo's Y Not Stop. A survey has been completed on these tracts and available on request.

Directions: From the intersection of Hwy 28 West and Hwy 71 (MacArthur Dr.) travel West on Hwy 28 West for 15.8 miles. Tract will be on your left.

Minerals:

Seller reserves 100% interest in all of the oil, gas, casing head gas and other hydrocarbon minerals occurring naturally in liquid or gaseous state as may be owned by Seller at this time in, and under that may be produced from the property, it is the intention of Seller that this reservation cover and include fugacious minerals only and the Buyer is to receive all other minerals of every nature, description and kind, including but not limited to coal, lignite, sulphur, bauxite, sand gravel, etc.

Inspections: All inspections must be scheduled with Crest Land Company, LLC., prior to entry by a potential buyer. A Temporary Access Agreement must be signed and returned to Crest Land Company, LLC. prior to entry for inspection purposes. This Temporary Access Agreement must be with you during inspections.

For additional information on this tract contact Luke Lazarone at the above numbers or by email.

THE INFORMATION IN THIS TRACT DETAIL SHEET IS ASSUMED TO BE ACCURATE BUT NOT GUARANTEED.

Crest Land Company, LLC., strives to provide all facts relating to this property in an accurate manner. Crest Land Company, LLC., and its agents act as the real estate broker in this matter. The agents are not licensed to perform services as an attorney, surveyor, or property inspector or appraiser. Crest Land Company and its agents are not responsible for any title, boundary, survey, or acreage discrepancies. Crest Land Company, LLC., and its agents are also not responsible for any defects in the property, hidden or apparent; flooding issues; zoning, building or wetlands restrictions; servitudes, or encroachments or any other limitations that may prevent the full use and enjoyment of the property for any purpose whatsoever. Any maps provided herein, or timber estimates are provided as a courtesy to potential buyers. It is the responsibility of the buyer to make their own determination regarding the accuracy of this information. Crest Land Company and their agents do not warrant the accuracy or completeness of any information contained herein.

BUYER RESPONSIBLE FOR DETERMINATION OF FLOOD ZONES AND WETLAND DETERMINATIONS

Crest Land Company, LLC. makes no representations or warranties as to suitability for any intended use. Buyer must perform their own due diligence regarding the property. All property is sold "AS IS WHERE IS"

Notice to buyer's representative: Crest Land Company, LLC., cooperates with other brokers. Our policy requires any buyers' agents to be identified on first contact with Crest Land Company, LLC., or its agents. A buyer's agent must be present at the initial showing of the listed property with the prospective buyer, unless another arrangement is made with Crest Land Company, LLC., in order to participate in Crest Land Company, LLC., commission. If this condition is not met, any fee participation from the Crest Land Company, LLC., commission will be at the sole discretion of Crest Land Company, LLC.