



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

### Property Information Sheet

**DATE:** December 4, 2023

**ACREAGE:** 40.00 Acres  $\pm$

**PRICE:** \$115,000.00 (\$2,875.00/acre) cash at closing

**LEGAL DESCRIPTION:** The W/2 of the NE/4 of the SE/4 and the W/2 of the SE/4 of the NE/4 of Section 15, T4S, R7W, Beauregard Parish, LA.

**DIRECTIONS:** From the intersection of US Hwy 171 and LA Hwy 394 located southeast of DeRidder, La., head southeast on LA Hwy 394 for a distance of approximately 12.15 miles to arrive at Joe Gray Road. Turn left onto Joe Gray Road and travel east on Joe Gray Road for approximately 1.1 miles to arrive at the entrance to the subject tract on the north side of Joe Gray Road.

Tract is located approximately 16 miles southeast of DeRidder, La. and 2.5 miles northwest of Dry Creek, La.

Please refer to the attached maps for details. Showing is by appointment only.

**GPS COORDINATES:** Longitude: -93.065  
Latitude: 30.705

**ACCESS:** The property has 648 feet of frontage on Joe Gray Road.

**POTENTIAL USES:** Recreation, timber, investment, or rural homesite.

**MINERALS:** Seller will reserve 50% of all mineral rights owned.

**TOPOGRAPHY:** Gently rolling topography.

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*Specializing in forest, recreation and agricultural properties*

SOILS: Sugartown very fine sandy loam, 3-5% slopes. 16.2 acres  
Boykin loamy fine sand, 1-5% slopes. 10.0 acres  
Gore very fine sand loam, 5-12% slopes. 6.0 acres  
Ruston fine sandy loam, 3-5% slopes. 4.8 acres  
Guyton-Ouachita complex, 0-1% slopes. 3.0 acres

TIMBER: The majority of the tract is comprised of a natural pine and hardwood stand that is approximately 18 years old. The remainder is comprised of hardwood located along the creeks and drains.

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 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  
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