



# 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-116-03**

**Acres: 0.92±**

**Price: \$20,217.00**

**Location: Centerpoint LA**

**Restrictions: Residential**

**Attributes: Currently consists of pine plantation. Electricity and water nearby.**

**Directions: From Hwy 107 S turn South on Ruby Centerpoint Rd., 1.9 miles, tract on 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.

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"

**Inspections:** All inspections must be scheduled with Crest Land Company, LLC., agents 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.

**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., 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.





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**Crest Land Company, LLC**

Tract 116-03 (± 0.92 acres)  
Avoyelles Parish, Louisiana



0 0.0075  
Miles

2/1/2024