



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:** March 4, 2024

**ACREAGE:** ± 16.86 acres

**PRICE:** \$45,000.00/ \$2,669.04 per acre.

**LEGAL DESCRIPTION:** Tract 2 of Tract 3 of a partition of the S/2 of the NE/4 and the E3/4 of the SE/4 of the NW/4 of Section 30, Township 7 North, Range 3 West, Grant Parish, LA, containing 16.86 acres, more or less.

**LOCATION:** The property is located just north of The Rock community, which lies near the intersection of US Hwy 71 and LA Hwy 158.

**DIRECTIONS:** From the intersection of US Hwy 71 and LA Hwy 158 at The Rock, turn north on LA Hwy 158 and travel approximately 6/10ths of a mile to arrive at the west line of the property. Please refer to the attached maps. Showing is by appointment only.

**GPS COORDINATES:** Lat: 31.56  
Long: -92.708

**ACCESS:** The subject has direct access to LA Hwy 158.

**CURRENT USE:** Timberland.

**POTENTIAL USES:** Timberland, house site, investment & recreation

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

**TOPOGRAPHY:** The topography on the property is slightly undulating.

SOILS:	Rigolette-Kisatchie association, hilly	8.43 acres
	Gore silt loam, 5-12% slopes	7.67 acres
	Gore silt loam, 1-5% slopes	0.76 acres

TIMBER: The timber was thoroughly sampled by Baker Land & Timber Management, Inc. in August, 2023. The estimated total volumes per product class, based on this sample timber estimate, are as follows:

Pine pulpwood: 2,116 tons

Pine chip-n-saw (small pine sawtimber): 138 tons

Timber computation data is available upon request.

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 GUARENTEED \*\***

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 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  
ROBERT TASSIN, BRIAN BAIN, DONALD BAKER OR MELANIE BLANCHARD  
@ 318-473-8751