



A Limited Liability Company

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Licensed by Louisiana Real Estate

Property Information Sheet

DATE: February 29, 2024

ACREAGE: ± 22.865 acres (revised on 3-21-24)

PRICE: \$146,250.00/ \$6,396.24 per acre (revised on 3-21-24)

LEGAL DESCRIPTION: ± 22.865 acres located in portions of Sections 119&121, T4N-R3W, Rapides Parish. (acreage call revised on 3-21-24)

LOCATION: The property is in the Cotile Lake area off LA Hwy 121. The property is located about 600 feet north of the turn off to the Cotile Lake Recreation area (Cotile Lake Road).

DIRECTIONS: From the intersection of LA Hwy 121 and LA Hwy 1200 south, travel south on LA Hwy 1200 a distance of just over 6/10ths of a mile. The property will be on the left (east) side of the road.

GPS COORDINATES: Lat: 36.072
Long: -94.159

ACCESS: The property has +/-805' of frontage on LA Hwy 1200.

CURRENT/POTENTIAL USES: Timber, Rural homesite/s, Investment, Recreation.

MINERALS: Seller will reserve 100% of all mineral rights owned but will waive all surface usage rights in connection with the mineral reservation.

TOPOGRAPHY: The topography on the property is slightly rolling.

SOILS: SmE – Smithdale fine sandy loam, 8-12% slopes - 30 Acres
LuC – Briley loamy fine sand, 3-8% slopes - 6.5 Acres
RsC – Ruston fine sandy loam, 3-8% slopes – 2.985 Acres

TIMBER: The timber consists of hardwood trees with some pine.

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 known 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
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