



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

Property Information Sheet

DATE: July 30.2024

ACREAGE: 2.1 Acres \pm

PRICE: \$25,200.00 (\$12,000/acre) cash at closing

LEGAL DESCRIPTION: That portion of the SE/4 of the SW/4, lying north of Butter Cemetery Road, all in Section 36, T1N, R2W, Rapides Parish, LA.

DIRECTIONS: From the intersection of US Hwy 165 and Cady Avenue in McNary. Go east on Cady Avenue for approximately 0.2 miles to arrive at LA Hwy 497. Turn north (left) onto LA Hwy 497 and travel approximately 2.9 miles to arrive at Butter Cemetery Cutoff Road. Turn east (right) onto Butter Cemetery Cutoff Road and travel approximately 1.32 miles to arrive at the northwest corner of the subject tract.

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

GPS COORDINATES: Longitude: -92.527
Latitude: 31.013

ACCESS: The property has 552 feet of frontage on Butter Cemetery Road.

POTENTIAL USES: Nursery operation, investment, or rural homesite.

MINERALS: Seller will reserve 50% of all mineral rights owned, but will waive any surface rights.

TOPOGRAPHY: Relatively flat

SOILS: Malbis fine sandy loam, 1-5% slopes. 2.10 acres

TIMBER: The timber was selectively cut on the subject tract in early 2023.

SPECIAL NOTICE: Potential buyers should be aware that the property is subject to any regulations, requirements, or fees by the Rapides Planning Commission or any other political subdivisions regarding development of the property for residential or other uses.

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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VISIT OUR WEBSITE: www.bakeragproperties.com**