



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

### Property Information Sheet

**DATE:** August 7, 2024

**ACREAGE:** 20 Acres  $\pm$

**PRICE:** \$46,000.00 (\$2,300.00/acre) cash at closing

**LEGAL DESCRIPTION:** The W/2 of the NE/4 of the NW/4, Section 6, T2S-R1W, Rapides Parish, LA.

**DIRECTIONS:** From the intersection of US Hwy 165 and LA Hwy 113 in Glenmora, LA, go south on US Hwy 165 and travel a distance of approximately 0.5 miles and then turn left (east) on Turkey Creek Road, a Rapides Parish public road. Travel on Turkey Creek Road for approximately 0.94 miles and then turn right (south) on Evangeline Road, a Rapides Parish public road. Travel on Evangeline Road for approximately 2.35 miles and turn left (east) on Oil Field Road, a Rapides Parish public road. Travel on Oil Field Road for approximately 1.35 miles and turn right (south) on Babb Road, a Rapides Parish public road. Travel on Babb Road for approximately 0.75 miles to arrive at a gated company road on the left (east). Travel through the gate for approximately 2.0 miles across a private company gravel road to arrive at the northwest corner of the subject.

Prospective buyers will need to contact Baker Agri-Forest Properties, LLC to set up a showing in order to gain access through the gate and across the private company gravel road.

**GPS COORDINATES:** Longitude: -92.514  
Latitude: 30.922

**ACCESS:** The property does not have deeded access. Historical access has been on a private gravel company road that runs along the north line of the subject. This historical access road runs through land owned by Bentley Glenmora Lands, Inc. which are managed by James Timber, LLC.

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

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

**TOPOGRAPHY:** Gently rolling

**SOILS:** Malbis fine sandy loam, 1-5% slopes. 13.10 acres  
Glenmora silt loam, 1-3% slopes. 6.90 acres

**TIMBER:** The tract consists of a +/- 18 year old slash pine plantation that has never been thinned.

The timber was cruised in August, 2023 by Baker Land & Timber Management, Inc. A total of 20 – 20 BAF prism plots were set up and tallied within the 20 acres of planted pine. Navigation to plots was by GPS precision. Listed below are the estimated timber volumes by product class for each timber stand:

Pine Sawtimber	- 379 Tons
Pine Chip-n-saw	- 478 Tons
Pine pulpwood	- 1,743 Tons
Hardwood Pulpwood	- 163 Tons

Note: Timber volume estimates were derived using locally accepted timber cruise methodology and utilization standards. Timber volumes are provided for reference only and are not guaranteed. Cruise workup data available upon request.

**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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(318) 473-8751  
VISIT OUR WEBSITE: [www.bakeragproperties.com](http://www.bakeragproperties.com)**