

## PROPERTY INFORMATION

Welcome to 9510 Highway 28 West- a stunning, custom-built Acadian-style home nestled on a secluded 25.86-acre retreat in Boyce, Louisiana. This meticulously maintained 3-bedroom, 2.5-bathroom residence, occupied by the same owners since its completion in 2006, offers a serene escape with picturesque views and luxurious comforts.

Upon arrival, a private driveway leads you through peaceful, wooded surroundings to an inviting home that spans 2,240 square feet of living space, plus porches and carport that extend the total area to 3,380 square feet under roof! The property includes a charming front porch and a screened-in back porch, where you can relax and take in unobstructed views of a tranquil, 1.5-acre pond. Two docks extending into the pond create the perfect spot for fishing or simply unwinding by the water.

Inside, the open floor plan is designed for both comfort and functionality, ideal for entertaining or relaxing. The spacious primary bedroom offers a luxurious ensuite bathroom with a soaking tub and a separate shower. A sunroom off the main bedroom is the perfect cozy nook for quiet mornings or evening reading. Two additional bedrooms located near the front of the house share a full bathroom, making it an ideal layout for families or guests.

The heart of the home lies in the combined living and dining areas, where a fireplace creates warmth and ambiance. The kitchen is thoughtfully laid out with ample counter space, a sizable pantry, and easy access to the carport for convenient grocery unloading. Nearby, you will find a utility room and a half-bath just inside the back entrance.

This property also comes equipped with amenities, including a security alarm, fire alarm, smoke detectors, and a 200-gallon propane tank. Sellers are offering a one-year warranty to ensure peace of mind for the future buyer.

Seize the opportunity to own this one-of-a-kind property just minutes from Alexandria. This stunning retreat combines privacy, luxury, and the tranquility of country living, all within a short drive of city conveniences. Make this dream home yours and enjoy the beauty of secluded living without sacrificing accessibility.

### Property Highlights:

- 25.86-acre secluded property with private driveway and pond
- 3 bedrooms, 2.5 bathrooms, with open living and dining areas
- Cozy sunroom, screened-in porch with pond views, and front porch
- Two docks for fishing or relaxation
- Double carport with easy kitchen access
- Kitchen appliances included, with the exception of the refrigerator
- Security alarm, fire alarm, smoke detectors, 200-gallon propane tank
- Seller-provided one-year warranty
- On-demand hot water heater installed in November 2024
- Architectural grade roof installed December 2024

### UTILITIES

- Water – Rapides Island Water System
- Electricity – Cleco
- Sewer – Private System

### Special Notes:

- Showings are by seller's agent, with minimum notice of one day.
- Sale will be conducted via sealed bid through Baker Agri-Forest Properties, with the seller reserving the right to decline any bids. The bid opening will be held Friday, February 21, 2025, at 2:00 p.m.
- The buyer shall pay all closing costs, including but not limited to Buyer's attorney fees, recording costs, document preparations, loan closing costs, property inspections and/or appraisals and any survey costs (if so desired by the Buyer.)
- Buyer broker fees are the responsibility of the buyer.

Schools:	Mabel Brasher	PreK-5	7.5 miles
	J.B. Nachman	PreK-5	9.4 miles (alternate)
	Scott M. Brame	6-8	11.2 miles
	Alexandria Sr. High	9-12	12.4 miles

### Tax History (\*) based on 30 total acres (selling 25.862 acres) Rapides Parish Tax Assessor

2024 -	\$2,395.96	2022-	\$2,277.17
2023 -	\$2,258.40	2021-	\$1,957.37

## BID INSTRUCTIONS AND SALE CONDITIONS

Bids can be mailed to: Baker Agri-Forest Properties, LLC, P O Box 5624, Alexandria, LA 71307 marking the envelope at the bottom left “house and land bid”; or faxed to (318)473-4045; or hand delivered in a sealed envelope to Baker Agri-Forest Properties, LLC which is located on 3306 Giamanco Street, Alexandria, LA 71301. Bids may also be scanned or emailed to: bakerlandtimber@bellsouth.net. **BIDS submitted must be for cash with no contingencies. THIS IS A CLOSED BID (no attendees) and ALL bids should be received no later than 1:00 p.m. Friday, February 21, 2025. Please use the enclosed bid sheet for your bid. Faxed, scanned or emailed bids should be received between 12:00 p.m. and 1:00 p.m. on the date of the bid opening only.**

SELLER RESERVES THE RIGHT TO REJECT ANY and ALL BIDS.

The Successful bidder will be required to sign a purchase agreement prepared by the LREC (Louisiana Real Estate Commission) and place a cash deposit representing 5% of the bid within three (3) business days of the acceptance by the Seller. This deposit will be placed in Baker Agri-Forest Properties, LLC Escrow Account and applied to the purchase price at closing.

The buyer shall have a period of 30 days from the date of acceptance by the Seller within which to secure a legal title opinion on the title to the property. If the title is found to be merchantable the cash sale deed is to be executed on or before April 11, 2025. In the event the title is found to be defective, the Seller may, at its option and expense, have such work as may be necessary to correct the defects carried out, and will have a reasonable time, not to exceed 30 days, to perform the curative work. The Seller will pay the curative work costs. If the title is not made acceptable within this 30-day period, or if the Seller opts not to perform this curative work, the deposit will be returned to the Buyer and the bid offer voided. Finally, in the event the Buyer does not close the transaction on or before April 11, 2025, and the title is merchantable, the deposit is forfeited to the Seller.

All bids will be opened at 2:05 p.m., Friday, February 21, 2025. The successful buyer will be contacted by noon, Monday, February 24, 2025, of Seller’s acceptance.

NOTE: Only the high bidder name and the amount of the high bid will be disclosed. No other bid information will be disclosed.

**BID SHEET**

**NOTE: BID MUST BE RECEIVED NO LATER THAN 1:00 P.M. on  
Friday, February 21, 2025**

I/We make the following cash bid on:  
9510 Highway 28 West, located in Rapides Parish, Louisiana

\$ \_\_\_\_\_

I/We understand that this bid is subject to all conditions found in the bid package and I/We agree to those terms and incorporate them into this offer. This is effective until 12:00, noon on February 24, 2025.

_____	_____
FULL NAME (Please Print)	SIGNATURE
_____	_____
FULL NAME (Please Print)	SIGNATURE
_____	_____
Address	email address
_____	_____
City/State/Zip	TELEPHONE

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**FOR SELLER ONLY**

Accepted	Rejected
_____	_____
SELLER	SELLER
_____	_____
SELLER	SELLER
_____	_____
Date	Date