



Land & Timber Specialists
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LASALLE PARISH LAND FOR SALE

418 Acres +/- Recreation/Timber Investment/Homesite Potential Near Olla, LA

LOCATION: This property is located on Pleasant Ridge Road, approximately 4 miles east of Olla. It is located in Sections 6, 7, & 8, T10N, R3E, LaSalle Parish, Louisiana.

DESCRIPTION: This property offers good hunting, with over a mile of Tarver Creek bottom and a mix of timbered streamside management zones, bedding thicket in a young pine plantation, and two areas of larger pulpwood-size timber. There are several areas that might be suitable for a home or campsite. It has good access, with approximately $\frac{3}{4}$ mile of parish road frontage. It's location puts it approximately 10 minutes from Olla, 15 minutes from Jena, and an hour from Alexandria and Monroe.

TOPOGRAPHY & SOILS: Tarver Creek runs through both tracts. Upland areas are on the south end, along the road, with the creek and bottomland areas mostly in the central portions. The USDA Soil Survey indicates that the soils in the upland areas are silt loam and the lower areas have Guyton and Ouachita soils.

TIMBER: Much of the tract was planted in loblolly pine approximately 5 years ago. Timber was left along the creeks and drains, running throughout the pine plantation. These designated streamside management zones total approximately 60 acres. There are also two areas, totaling approximately 100 acres, that have older (pulpwood-size) pines and hardwood.

UTILITIES: Electricity and community water are available. To confirm availability for your intended use we recommend contacting the providers (Entergy and Pleasant Ridge Water System).

MINERALS: This property is offered for sale with the seller reserving all of the mineral rights (oil, gas and associated hydrocarbons). There are several producing wells on the property at this time.

PRICE: \$1,065,900.00



DIRECTIONS: From the intersection of LA Highway 127 and Pleasant Ridge Road, approximately 4 miles out of Olla, travel approximately 1 mile to the south line of the property.

DISCLOSURES: 1. The acreage for the tract is estimated. 2. Periodic flooding should be expected in the bottomland portions of the tract.

FOR MORE INFORMATION CALL KEVIN DAUGHERTY AT THE NUMBERS SHOWN ABOVE.

VISIT OUR WEBSITE: www.forestland.com

INFORMATION ASSUMED TO BE CORRECT, BUT IS NOT GUARANTEED

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