



Kevin Daugherty
P.O. Box 382
Urania, Louisiana 71480
Phone: (318) 312-1240
E-mail: kevin@forestland.com

Land & Timber Specialists
www.forestland.com

*A Louisiana licensed
real estate brokerage!*

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GRANT PARISH LAND FOR SALE

6.25-Acres With Home or Campsite Potential Located Near Dry Prong, LA

LOCATION: This property is located on LA Highway 122, approximately 7/10 miles east of the community of Faircloth. It is located in Section 5, T7N, R2W, Grant Parish, Louisiana. (Lat: 31.61414 Long: -92.59289)

GENERAL DESCRIPTION: The tract has approximately 180' of frontage on LA Highway 122. It is our opinion that the north portion of Parcel 3B has potential for a rural homesite or campsite.

LEGAL DESCRIPTION: 6.253 acres, being Parcel 3A (.006 Acres North of Hwy.) & Parcel 3B (6.247 Acres South of Hwy.), situated in the W/2 of the NW/4 of SE/4 of Section 5, T7N, R2W, Grant Parish, Louisiana. A more detailed Metes and Bounds (survey) description is available.

TOPOGRAPHY & SOILS: The tract has gently to moderately rolling topography. The highest portion is adjacent to the highway. The portion south of the highway transitions from upland on the north end to bottomland on the south. The USDA Soil Survey indicates that the soils over most of the tract are Ruston and Smithdale fine sandy loam. The very south end has Guyton and Cascilla soils.

TIMBER: The tract is fully stocked with mature pine and hardwood.

UTILITIES: Electricity and community water are believed to be available. To confirm availability for your intended use, we recommend contacting the providers (Cleco & Central Grant Water Systems).

MINERALS: This property is offered for sale with the seller conveying **ALL** of the mineral rights (oil, gas and associated hydrocarbons). 100% will transfer to the buyer.

PRICE: \$29,000.00



DIRECTIONS: Starting at the intersection of LA Highway 123 and LA 122 in Dry Prong, travel northwest, approximately 4.5 miles, to arrive at the east boundary of the tract.

FOR MORE INFORMATION CONTACT KEVIN DAUGHERTY AT THE NUMBER OR EMAIL ADDRESS SHOWN ABOVE.

VISIT OUR WEBSITE: www.forestland.com

INFORMATION ASSUMED TO BE CORRECT, BUT IS NOT GUARANTEED

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