



A Limited Liability Company

Specializing in forest, recreation and agricultural properties

LAND FOR SALE

- ACREAGE:** 31.50 Acres, more or less
- PRICE:** \$236,250.00
- LOCATION:** Property is situated at the ends of Sandy Point Rd and Travis Guin Rd, approximately 6.5 miles east of the Campiti, La. in Natchitoches Parish, La., with direct access to the west shoreline of Black Lake. It is conveniently located approximately 17.0 miles north of Natchitoches, La and 33.0 miles west of Winnfield, La.
- GPS:** Latitude:31.895849
Longitude: -93.014964
- DIRECTIONS:** From the intersection of La Hwy 71 and La Hwy 480, near Campiti La, travel east on La Hwy 480 approximately 3.9 miles, to the intersection of Hart Rd, turn left and travel northeast on Hart Rd, approximately 2.0 miles to the intersection of Sandy Point Rd, turn right and travel east approximately 1.3 miles to the property, which is located on the right.
- ACCESS:** The northern portion of the property adjoins the south side of Sandy Point Rd, a parish blacktop, having approximately 1,220.0 feet of frontage. The south portion of the tract is accessed by Travis Guin Rd, a parish gravel road which terminates in the southwest portion of the tract.

PRESENT USE: The property is currently utilized for native timber production but best suited for use as a secluded rural home sites or campsites. The acreage is made up of a mixture of mature hardwood and pine timber.

POTENTIAL USE: Property is well suited for use as a residential or recreational property.

UTILITIES: Utilities available include community water, electricity, and telephone. Sewer is handled by private systems. Buyer should contact utility provider for availability and capacity.

SOILS:

Keithville loam	Class III
1 to 5% slopes	
Morse clay	Class VI
5 to 12% slopes	
Shatta very fine sandy loam	Class III
1 to 5% slopes	

TOPOGRAPHY: Gently to Moderately sloping

FLOOD ZONE: According to preliminary Federal Emergency Management Agency map FIRM Panel ID 22069C0250D dated 7/6/2015 the upland portions of the property lies in Zone X, which is not in a Special Flood Hazard Area.

REMARKS: This is a well-located property offering convenient country living, 30 minutes from Natchitoches, 90 minutes from Alexandria or Shreveport. The property offers lake front access to Black Lake, which provides premier largemouth bass and crappie fishing.

For more information, call Clay Cook @ 318-446-1725 or John Dean @ 318-451-0787

INFORMATION ABOVE ASSUMED TO BE CORRECT – NOT GUARANTEED

NOTE: Baker Agri-Forest Properties, LLC has attempted to present the facts regarding this 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.