



A Limited Liability Company

Specializing in forest, recreation and agricultural properties

LAND FOR SALE

ACREAGE:	111.43 Acres, more or less	
PRICE:	\$390,000.00 (whole)	
LEGAL DESCRIPTION:	The property lies in Section 24, Township 7 North, Range 4 West, Grant Parish, Louisiana.	
LOCATION:	Located at the intersection of U.S. Hwy 71 and La Hwy 471 Grant Parish.	
GPS COORDINATES:	-92.728126 Longitude 30.5717000 Latitude	
DIRECTIONS:	From the intersection of U S Hwy 71 and La Highway 158, north of Colfax, turn left and travel northwest on US Hwy 71 approximately 1.75 miles to the intersection with La Hwy 471, turn right and travel northeast along La Hwy 471. Property is located along the left for approximately 1.0 miles. See maps for more details.	
PRESENT USE:	Timber Production	
POTENTIAL USES:	Rural residential, Investment, Timber, and Recreation	
UTILITIES:	Electricity, telephone, and community water. Note: Baker Agri-Forest Properties, LLC makes no representation of utility availability. Purchaser should contact the various utility providers for availability information.	
SOILS:	Roxana Very Fine Sandy Loam, 0 to 1% Slopes	- Class I
	Caddo Silt Loam	Class III
	Gore Silt Loam, 1 to 5% Slopes	- Class IV
	Gore Silt Loam 5 to 12% Slopes	Class VI

ACCESS: The property fronts the northwest right of way of La Hwy 471 for approximately 1.0 mile. See map.

TOPOGRAPHY: Gently to moderately Sloping

FLOOD ZONE: According to Preliminary Federal Emergency Management Agency map Community Panel Number 22043C0280D dated 6/16/16 the majority of the property (approx. 80%) lies in Zone X which is outside the 100-year flood plain or flood plain not determined and the remainder (approx. 20%) lies in Zone AE which is inside the 100 year flood plain.

The information above is provided for guidance only and is not guaranteed. Baker Agri-Forest Properties, LLC recommends purchaser get official determination prior to purchasing.

TIMBER: The standing timber consists of a mixed natural forest.

MINERALS: Minerals owned by Seller will be reserved and are not included in this offering.

SERVITUDE: There is a servitude in favor of the Arbor LLC, traversing approx. 100' of the eastern portion of the subject tract.

SCHOOL ZONES: PK-5 Verda Elementary
6-12 Montgomery High School

The information above was obtained from the internet. Baker Agri-Forest Properties, LLC does not warrant this information. Buyer should verify the school zones with the Grant Parish School Board office prior to purchasing.

LEASES: None

DISCLOSURE: The property will be conveyed "AS IS" with no warranties. Specific language will be inserted in both the purchase agreement and the Act of Sale.

REMARKS: This multi-use property with an abundance of public road frontage. Could serve as a unique Rural residential tract/Investment/recreation. just minutes from the town of Colfax and Nantachie & Iatt Lakes. The tract is presently in a maturing stand of soft and hard wood timber and offers good hunting opportunities.

INFORMATION ASSUMED TO BE CORRECT - NOT GUARANTEED

FOR MORE INFORMATION, CONTACT
JOHN DEAN @ 318-451-0787 JOHN@TRUSTLAND.COM or CLAY COOK @ 318-446-1725
CLAY@TRUSTLAND.COM or the office of Baker Agri-Forest Properties @ 318-473-8751