



A Limited Liability Company

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Licensed by Louisiana Real Estate

Property Information Sheet

DATE: September 17, 2025

ACREAGE: ± 5.06

PRICE: \$50,540.00/ \$10,000 per acre.

LEGAL DESCRIPTION: A ± 5.06 acre tract being located in the North ½ of Southwest ¼ of Southeast ¼ in Section 6, Township 1 North, Range 3 West, Rapides Parish, LA.

LOCATION: The property is located on East River Road approximately .228 miles south from the intersection of Elmer Road, Strother's Crossing and East River Road.

DIRECTIONS:
From Glenmora, take LA HWY 113 East to Union Hill till the intersection of LA HWY 113 and LA Hwy 112. Turn north onto LA HWY 112 and travel to the intersection of LA HWY 112 and Strother's Crossing Road. Turn right onto Strother's Crossing Road, at the stop sign turn right onto East River Road travel .228 miles south of intersection and property is on the right.

From Woodworth, LA travel south on US HWY 165 S to the intersection of LA HWY 112, turn right onto LA HWY 112 heading west to Durand Road, turn left and travel to Sugartown Road, at the intersection of Sugartown Road and Elmer Road turn left onto Elmer Road. At the intersection of Elmer Road and East River Road stop sign, turn left onto East River Road, travel .228 miles south of intersection and property is on the right.

GPS COORDINATES: Lat: 31.087
Long: -92.708

ACCESS: The tract has public road frontage on East River Road.

CURRENT/POTENTIAL USES: Potential rural residential property

MINERALS: Seller will reserve 50% of all mineral rights owned but will waive all surface usage rights in connection with the mineral right reservation.

TOPOGRAPHY: The topography on the property is mostly flat.

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SOILS: MaC – Malbis fine sandy loam, 1-5% slopes

TIMBER: Natural regeneration of pine intermixed with hardwood.

IMPROVEMENTS: No improvements.

SPECIAL NOTE: A plat of survey indicates a 50-foot access through property on the north property line.

UTILITIES: Utilities in the area include community water with EMC Water System, (Elmer Water System). Electricity provided in this area is with CLECO (Central Louisiana Electric Company). Note: Baker Agri-Forest Properties, LLC makes no representation of utility availability. Purchasers should contact the various utility providers for availability information.

SCHOOL: The assigned school for this property as shown on Rapides Parish School Board site is Oak Hill High School (PK-12), Elmer LA. Baker Agri-Forest Properties LLC does not warrant this information and should verify the school zones with Rapides Parish School Board office prior to purchasing.

LEASES: NONE

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

SITE INSPECTIONS: By appointment only. Please contact Baker Agri-Forest Properties, LLC

**** INFORMATION DISSEMINATED ABOVE IS ASSUMED TO BE CORRECT
BUT IS NOT GUARANTEED ****

NOTE: Baker Agri-Forest Properties, LLC has attempted to present the known 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.

FOR MORE INFORMATION CALL
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