

Ward Tract – 316.1 acres For Sale: \$1,033,151 or \$3,268.85/acre

NE/4, and the E/2 of NW/4, and the SE/4 of SE/4, Section 34, T3S, R3W. and the NE/4 of NE/4, Section 3, T4S, R3W, Allen Parish, Louisiana

Location and Access:

This tract is located approximately three miles south of Oakdale and 1.5 miles east of US Hwy 165. Both tracts are accessible through woods roads. Call for access arrangements.

Features:

The property consists of two separate tracts of land. The topography is gentle. The timber stands on this property are ready for thinnings or harvest.

The timber growing on the property are well-stocked pine plantations ready for either final harvest and for thinnings. Approximately 100 acres were planted with loblolly pines in 1988. Approximately 78 acres were planted in 1998, and 93 acres were planted in 1999. Estimated merchantable timber volumes are shown below:

Estimated Timber Volumes

Product Class	Per Acre Tons	Total Tons
Pine Sawtimber	35	11,087
Pine Chip-n-Saw	37	11,741
Pine Pulpwood	34	10,681
Hardwood Sawtimber	0	0
Hardwood Pulpwood	5	1,537
Total	111	35,047

Note: Timber volumes were estimated by a 3rd party. Templin Forestry, Inc. and Louisiana Forestry Investments, Inc. do not guarantee any data/information. Buyers are encouraged to make their own timber volume estimates and determination of suitability for any use. Acreages are not guaranteed. Prices are for the entire tract.

Minerals are reserved.