



A Limited Liability Company

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Licensed by Louisiana Real Estate

## **PROPERTY INFORMATION SHEET**

**DATE:** August 15, 2019

**ACREAGE:** ± 80 acres

**PRICE:** \$220,000.00 Cash at closing / \$2,750.00 per acre

**LEGAL DESCRIPTION:** +/- 80 acres described as the NW/4 of the SE/4 & the NE/4 of the SW/4 of Section 27, Township 7 North, Range 2 West, Grant Parish.

**LOCATION:** The property lies approximately 2.5 miles southwest of Dry Prong, Louisiana and approximately 4.5 miles northwest of Bentley, Louisiana.

**DIRECTIONS:** From the intersection of US Hwy 167 and LA Hwy 123 in Dry Prong, LA, turn southwest on LA Hwy 123 and travel a distance of approximately 3.1 miles. Turn left (south) on Fire Tower Road and travel a distance of approximately .48 mile. Then turn left on an unnamed Forest Service Road. Where this improved all weather road ends, there is a parking area. Just past the parking area is a woods road that leads to the northwest corner of the subject tract. Please refer to maps for further instructions.

**GPS COORDINATES:** Lat: 31.556  
Long: -92.565

**ACCESS:** The property does not have deeded access. Baker Land & Timber Management, Inc. has conducted 2 selective harvest timber sales in the past and access for logging has been over USDA Forest Service land. The property has been leased for hunting over the years and the appointee has accessed the subject through Forest Service land. The subject property joins the Forest Service on the north (1/2 mile) and the east (1/4 mile). Same adjoins private property to the west and the south.

CURRENT/POTENTIAL USES: Timberland, hunting, recreation and investment.

MINERALS: Seller will reserve one-half (50%) of mineral rights owned.

TOPOGRAPHY: Slightly undulating topography.

SOILS: GY – Guyton & Cascillia 17.0 Acres  
Rp – Ruston fine sandy loam, 1-5% slopes 11.6 Acres  
Sm – Smithdale fine sand loam, 5-12% slopes 51.4 Acres

TIMBER: The property consists of two stands totaling +/-80 acres. Stand 1 consists of +/- 71 acres of a planted 1979 loblolly pine plantation (+/-41 years old) with a few scattered old growth pine trees that were left from the previous timber stand. The 71 acres was first thinned in 2005 and second thinned in 2015. Stand 2 consists of +/-9 acres within 2 streamside management zones (SMZ) consisting of old growth pine & hardwood. The streamside management zones protect the water quality of the respective drains and provides wildlife habitat.

In August, 2019, Baker Land & Timber Management, Inc. installed 35 circular sample plots on a systematic grid within the 71 acre pine plantation and 5 circular sample plots on a systematic grid within the SMZ. A one-fifth acre circular sample plot for all sawtimber and a one-tenth acre circular sample plot for all pulpwood were measured at each sample point. Based on the above timber inventory work, listed below are the estimated timber volumes by product class:

Stand 1 – 71 acres

Pine Sawtimber	- 4,139 Tons
Pine Pulpwood	- 43 Tons
Pine Topwood	- 825 Tons
Hardwood pulpwood	- 30 Tons

Stand 2 – 9 Acres SMZ

Pine Sawtimber	- 316 Tons
Pine Pulpwood/Topwood	- 113 Tons
Red oak Sawtimber	- 77 Tons
White oak Sawtimber	- 45 Tons
Misc. Hardwood Sawtimber	- 58 Tons
Hardwood Pulpwood	- 176 Tons

Note: Timber volume estimates were derived using locally accepted timber cruise methodology and utilization practices. Timber volumes are provided for reference only and are not guaranteed. Timber cruise summary information is included with this property information package. Complete timber volume computations (T-cruise) per product class are available upon request.

IMPROVEMENTS: No improvements.

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 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, BAFP 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 or building restrictions; wetland restrictions, easements, any other limitations preventing the full or anticipated 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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