



A Limited Liability Company

Specializing in forest, recreation and agricultural properties

LAND FOR SALE

ACREAGE: 66.25 Acres, more or less

PRICE: \$3,500.00 Per Acre (whole)

LEGAL DESCRIPTION: The property lies in Section 8, Township 1 South, Range 2 West, Rapides Parish, Louisiana.

LOCATION: Located in Rapides Parish near the town of Glenmora.

GPS COORDINATES: -92.5978 Longitude, 30.98117 Latitude

DIRECTIONS: From the intersection of U S Hwy 165 and Highway 113 in Glenmora, travel west on U S Hwy 113 approximately 1.0 mile, the subject property is on the right. See maps for more details.

ACCESS: The property fronts La Hwy 113 approximately 800 feet. See map.

PRESENT USE: Timber Production

POTENTIAL USES: Residential Estates, Investment, Timber, and Recreation

UTILITIES: Electricity, telephone, and community water. Town of Glenmora sewer is located near the subject tract. Note: Baker Agri-Forest Properties, LLC makes no representation of utility availability - Purchaser should contact the various utility providers for availability information.

SOILS: Caddo Silt Loam, 0 to 1% Slopes - Class III
Beauregard Silt Loam, 1 to 3% Slopes Class II

TOPOGRAPHY: Level to nearly level

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

FLOOD ZONE: According to Preliminary Federal Emergency Management Agency map Community Panel Number 22079C0800G dated 7/31/07 the majority of the property lies in Zone X which is outside the 100-year flood plain or flood plain not determined. Approximately 25 to 30% of the acreage lies in Zone A which is inside the 100- year floodplain.

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.

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

SCHOOL ZONES: PK-12 Glenmora 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 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 inserted in both the purchase agreement and the Act of Sale.

REMARKS: This multi-use property with public road access. Could serve as a residential estate/residential development, nursery or Investment/recreation just minutes from town.

INFORMATION 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.

FOR MORE INFORMATION, CONTACT
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