

CREST LAND

COMPANY, LLC.

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LOUISIANA LICENSED REAL ESTATE BROKERAGE

TRACT DETAILS

Tract Name: Turkey Creek Sikes

Acres: 290±

Price: \$565,500.00

Location: 4.0 Mile East of Sikes LA

Restrictions: None

Attributes: This tract lies along Turkey Creek in Winn Parish LA. off Hwy 126. The tract was clear cut approximately 10 years ago and not replanted. There is a mix of hardwood and cypress along the entire length of Turkey Creek on both the North and South side of Hwy 126. The remainder of the property is natural regeneration with some pine and young hardwoods. The hardwoods should provide acorns for wildlife such as ducks and deer. This tract offers excellent cover for deer and rabbits. The creek may offer an opportunity for some fishing also.

This tract has legal access to both sides of the tract. With some improvements such as food plots, shooting lanes, and some culverts this tract could be an excellent recreational tract.

Directions: From the intersection of Hwy 126 & Hwy 499 in Sikes LA, proceed East on Hwy 126 a distance of 4.0 miles. A predial servitude of passage exists to access the 156± acres North of Hwy 126. An additional 134± acres on South side of Hwy 126.

Legal Description:

Section 24: W 1/2 of SW 1/4;

Section 25: W 1/2 of NW 1/4;
NE 1/4 of SW 1/4;
W 1/2 of SE 1/4; and
NE 1/4 of SE 1/4 of SW ¼

Together with a predial servitude granted by Weyerhaeuser Company in favor of owners and any future owners of the W 1/2 of NW 1/4, Section 25, Township 13 North, Range 1 West, Winn Parish, Louisiana, being 40 feet in width along an existing woods road, all as is more particularly Described in COB 303, Page 453, Instrument #214388, Winn Parish Louisiana

Minerals:

Seller reserves 100% interest in all of the oil, gas, casing head gas and other hydrocarbon minerals occurring naturally in liquid or gaseous state as may be owned by Seller at this time in, and under that may be produced from the property, it is the intention of Seller that this reservation cover and include fugacious minerals only and the Buyer is to receive all other minerals of every nature, description and kind, including but not limited to coal, lignite, sulphur, bauxite, sand gravel, etc.

For additional information on this tract contact Luke Lazarone at the above numbers or by email.

THE INFORMATION IN THIS TRACT DETAIL SHEET IS ASSUMED TO BE ACCURATE BUT NOT GUARANTEED.

Crest Land Company, LLC., strives to provide all facts relating to this property in an accurate manner. Crest Land Company, LLC., and its agents act as the real estate broker in this matter. The agents are not licensed to perform services as an attorney, surveyor, or property inspector or appraiser. Crest Land Company and its agents are not responsible for any title, boundary, survey, or acreage discrepancies. Crest Land Company, LLC., and its agents are also not responsible for any defects in the property, hidden or apparent; flooding issues; zoning, building or wetlands restrictions; servitudes, or encroachments or any other limitations that may prevent the full use and enjoyment of the property for any purpose whatsoever. Any maps provided herein, or timber estimates are provided as a courtesy to potential buyers. It is the responsibility of the buyer to make their own determination regarding the accuracy of this information. Crest Land Company and their agents do not warrant the accuracy or completeness of any information contained herein.

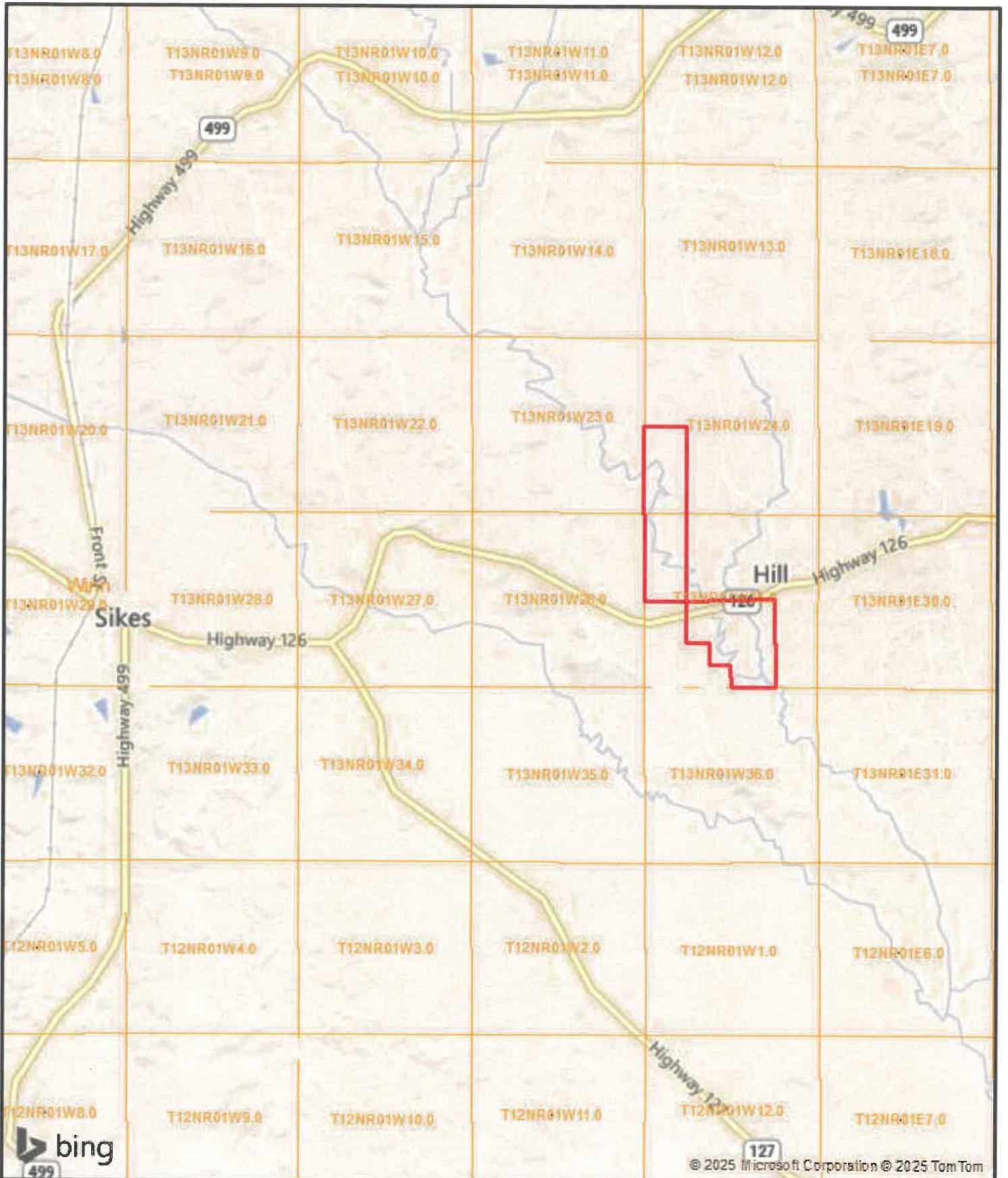
BUYER RESPONSIBLE FOR DETERMINATION OF FLOOD ZONES AND WETLAND DETERMINATIONS

Crest Land Company, LLC. makes no representations or warranties as to suitability for any intended use. Buyer must perform their own due diligence regarding the property. All property is sold "AS IS WHERE IS"

Inspections: All inspections must be scheduled with Crest Land Company, LLC., agents prior to entry by a potential buyer. A Temporary Access Agreement must be signed and returned to Crest Land Company, LLC. prior to entry for inspection purposes. This Temporary Access Agreement must be with you during inspections.

Notice to buyer's representative: Crest Land Company, LLC., cooperates with other brokers. Our policy requires any buyers' agents to be identified on first contact with Crest Land Company, LLC., or its agents. A buyer's agent must be present at the initial showing of the

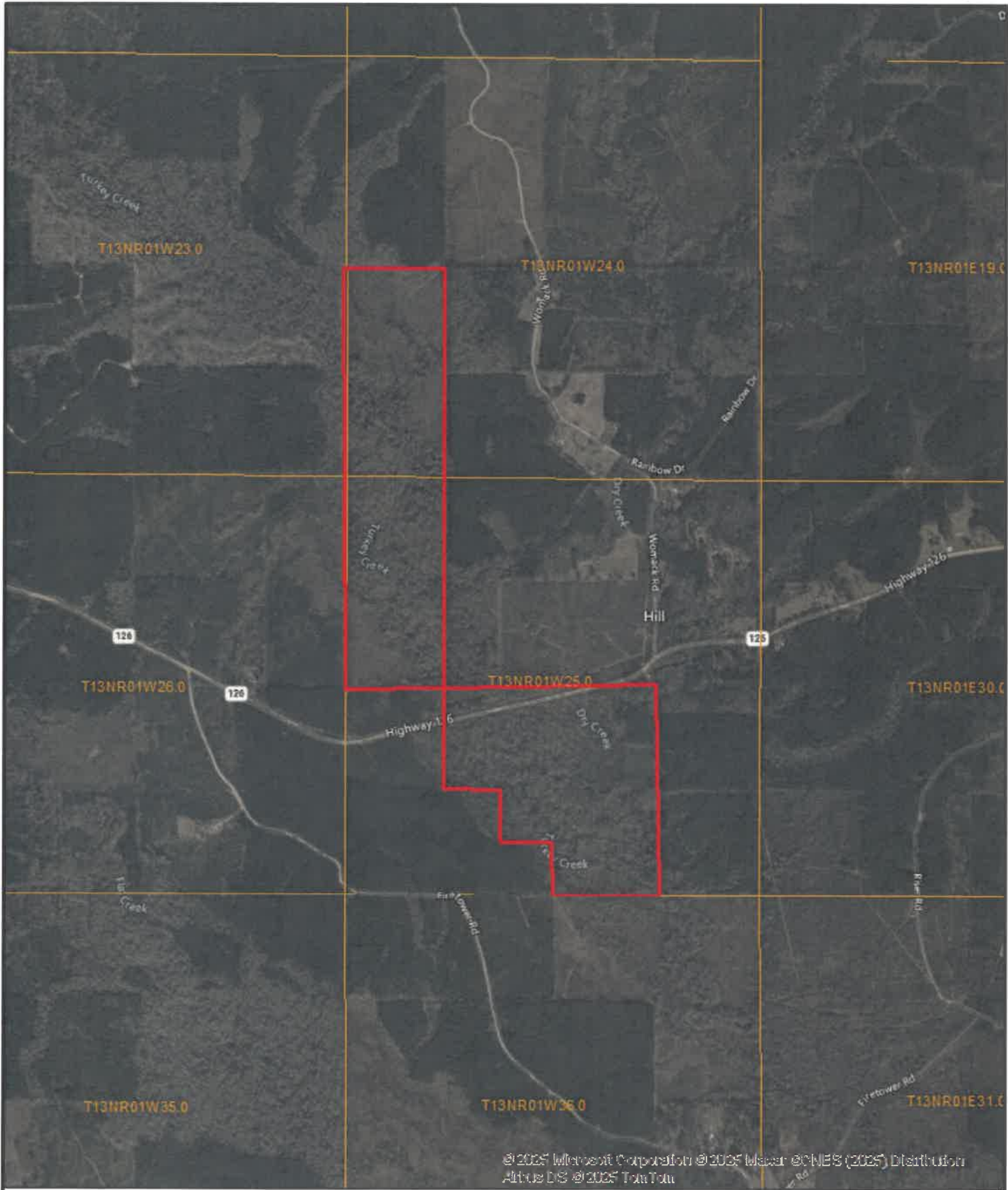
listed property with the prospective buyer, unless another arrangement is made with Crest Land Company, LLC., to participate in Crest Land Company, LLC., commission. If this condition is not met, any fee participation from the Crest Land Company, LLC., commission will be at the sole discretion of Crest Land Company, LLC.



Crest Land Company, LLC
 Turkey Creek Sikes
 290± Acres
 Winn Parish, LA



2/3/2025



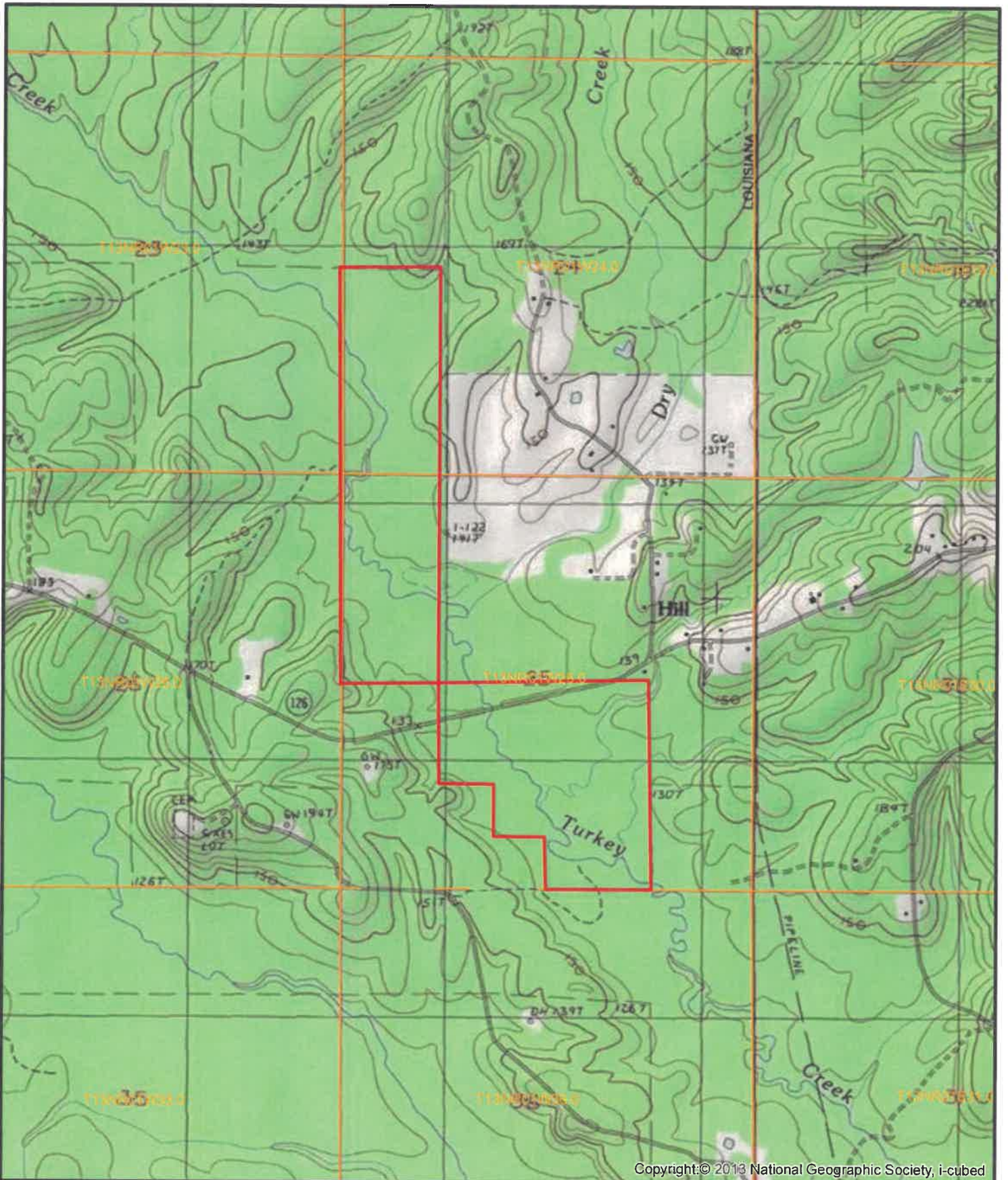
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