



A Limited Liability Company

3306 Giamanco Street, Alexandria, LA 71301  
P O Box 5624, Alexandria, LA 71307  
Phone: 318-473-8751 Fax: 318-473-4045  
Website: bakeragproperties.com  
Licensed by Louisiana Real Estate

### **Property Information Sheet**

**DATE:** November 7, 2022

**ACREAGE:** ± 72.44 acres (2 separate tracts)

**PRICE:** \$177,500.00/ \$2,450.30 per acre.

**LEGAL DESCRIPTION:** +/- 64.28 acres, more or less and being situated in Section 33, T4N, R3W, Rapides Parish, LA. +/- 8.16 acres, more or less and being situated in Section 45, T4N, R3W, Rapides Parish, LA.

**LOCATION:** The property is located in the Cotile Lake area off LA Hwy 28 West.

**DIRECTIONS:**

**+/-64.28 acres:** From the intersection of LA Hwy 28 West and LA Hwy 121 in Gardner, Louisiana, travel west on LA Hwy 28 West for approximately 0.18 miles to arrive at Brown's Creek Road. Turn right (north) onto Brown's Creek Road and travel approximately 2.16 miles to arrive at Campground Cemetery Road. Turn right (north) onto Campground Cemetery Road and travel approximately 0.6 miles to arrive at a private gated road. Turn left (northeast) onto the private road and travel for 0.46 miles to arrive at the southern line of the 64.28 acre tract.

**+/-8.16 acres:** From the intersection of LA Hwy 28 West and LA Hwy 121 in Gardner, Louisiana, travel west on LA Hwy 28 West for approximately 0.18 miles to arrive at Brown's Creek Road. Turn right (north) onto Brown's Creek Road and travel approximately 1.35 miles to arrive at a woods road on property owned by the United State Forest Service (USFS). Turn right (north) onto the woods road and follow it across the USFS land for approximately 0.9 miles to

arrive at the southern boundary of the 8.16 acre tract. Please refer to the attached maps. Showing is by appointment only.

**GPS COORDINATES:** Lat: 31.301  
Long: -92.697

**ACCESS:** Historical timber management and hunting access has been across the adjacent landowner to the south of the 64.28 acre tract. The current landowner has also allowed the landowner to the south to access their timber north of the 64.28 acre tract by utilizing the woods road that runs through the 64.28 acre tract as a reciprocal access understanding. Access to the 8.16 acre tract is across USFS land.

**CURRENT USES:** Timberland & recreation

**POTENTIAL USES:** Timberland, investment & recreation

**MINERALS:** Seller will reserve 50% of mineral rights owned.

**TOPOGRAPHY:** The topography on the property is relatively flat with slight undulation in some areas.

**SOILS:**

Ruston fine sandy loam, 3-8% slopes	38.5 acres
Smithdale fine sandy loam, 12-20% slopes	24.0 acres
Gore very fine sandy loam, 5-12% slopes	8.1 acres
Bossier clay, 0-1% slopes,	1.84 acres

**TIMBER:** Approximately 45 acres of the +/-64.28 acre tract consists of mostly planted pine that is +/-10 years old. The remaining acreage is comprised of streamside management zones with old growth natural hardwood and pine timber.

The +/-8.16 acre tract consists of old growth natural pine and hardwood timber.

**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 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  
DONALD BAKER, ROBERT TASSIN OR MELANIE BLANCHARD  
@ 318-473-8751**