



A Limited Liability Company

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Licensed by Louisiana Real Estate

Property Information Sheet

DATE: January 23, 2023

ACREAGE: ± 61.5 acres

PRICE: \$255,000.00/ \$4,146.54 per acre.

LEGAL DESCRIPTION: 61.5 acres, more or less, described as a +/-1.5 acre strip along the north end of the NW/4 of the SW/4 of Section 39 and +/-60 acres described as the SE/4 of the NW/4 and the S/2 of the NE/4 of the NW/4 of Section 39, all in Township 4 North, Range 2 East, Rapides Parish, LA.

LOCATION: The property is located in the Kolin Community off LA Hwy 107.

DIRECTIONS: Turn east on Booner Miller Road from LA Hwy 107. Proceed east on Booner Miller Road a distance of 7/10ths of a mile to the intersection of Booner Miller Road and Denny Road. Turn north (left) on Denny Road. Proceed north on Denny Road a distance of 5/10ths of a mile. Turn east (right) on Varvarosky Road and proceed east a distance of 1 mile. This is the point where public road maintenance ends and the +/- 1.5 acre strip owned by the seller begins. Continue east on the road within the strip a distance of 1/4 mile to the southwest corner of the +/-60 acre parcel.

GPS COORDINATES: Lat: 31.293
Long: -92.292

ACCESS: From Varvarosky Road, a Rapides Parish public road. The +/-60 acre parcel is accessed via the +/-1.5 acre strip beginning at the end of Varvarosky Road and where the road intersects the southwest corner of the +/-60 acres.

CURRENT USES: Timberland & recreation

POTENTIAL USES: Home site, pond site or pasture or a combination of all three.

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: DoB – Dorcheat silt loam, 1-3% slopes, 54.3 Acres
Gy – Guyton-Ouachita complex, 0 to 1% slopes, 7.2 Acres

TIMBER: The property consists of mostly planted pine that is +/-13 years old and lesser amounts of natural hardwood.

IMPROVEMENTS: No improvements.

SITE INSPECTIONS: By appointment only. Please contact Baker Agri-Forest Properties, LLC

SPECIAL CONDITIONS: The road within the +1.5 acre parcel is used by the owners of the 6 lots south of the parcel, from where Varvarosky Road maintenance ends to the southwest corner of the +/- 60 acre parcel, based on permanent, non-exclusive servitudes.

The southernmost 50' of the subject 60 acre parcel is subject to a predial servitude in favor of the owners of the 40 acre parcel to the east.

**** INFORMATION DISSEMINATED ABOVE IS ASSUMED TO BE CORRECT
BUT IS NOT GUARENTEED ****

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
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