



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

Property Information Sheet

DATE: June 28, 2023

ACREAGE: 89 Acres ±

PRICE: \$284,800.00 (\$3,200.00/acre) cash at closing

LEGAL DESCRIPTION: The SW/4 of the SW/4, lying east of the railroad; the E/2 of the NW/4 of the SW/4; the S/2 of the SE/4 of the SW/4 and the S/2 of the SW/4 of the SE/4, all in Section 13, T4S-R9W, less 1.795 acres to La Department of Transportation, Beauregard Parish, LA.

DIRECTIONS: From the intersection of LA 26 and US 190 south of Deridder, LA, head south on US 190 for a distance of approximately 8 miles. The subject tract starts on the right at this point.

Please refer to the attached maps for details. Showing is by appointment only.

GPS COORDINATES: Longitude: -93.238
Latitude: 30.71

ACCESS: The property has public road access on US 190.

POTENTIAL USES: Recreation, timber, investment, or rural homesite.

MINERALS: Seller will reserve 100% of all mineral rights owned.

TOPOGRAPHY: Gently rolling

SOILS:	Cado-Messer complex, 0-1% slopes.	37.90 acres
	Beauregard silt loam, 1-3% slopes.	28.90 acres
	Guyton silt loam, 0-1% slopes.	21.70 acres
	Blevins very fine sandy loam 1-3% slopes.	0.50 acres

TIMBER: The tract is comprised of a natural mixed pine and hardwood stand.

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 The subject 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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(318) 473-8751
VISIT OUR WEBSITE: www.bakeragproperties.com**