



A Limited Liability Company

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*Specializing in forest, recreation and agricultural properties*

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**LAND FOR SALE**

**SITE:** 1.7 Acre Commercial Site

**PRICE:** \$150,000.00

**LEGAL DESCRIPTION:** 1.7 Acres+/-situated in Section 17, Township 1 South, Range 2 West, Rapides Parish, Louisiana being further described as Lots, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15 parts of Lots 2, 6 & 7, Blk 8, Central Park Addn Glenmora, Louisiana. Map attached for greater certainty.

**LOCATION:** Located in the town of Glenmora.

**GPS COORDINATES:** -92.585958 Longitude  
30.975166 Latitude

**DIRECTIONS:** From the intersection of U S Hwy 165 South and Louisiana Hwy 113 in Glenmora, continue travel south on U.S. Hwy 165 South approximately 0.10 mile, the subject property is on the right. See maps for more details.

**ACCESS:** The property fronts U. S. Hwy 165, 8<sup>th</sup> Avenue, and Maple Street. See maps.

**PRESENT USE:** Vacant

**POTENTIAL USES:** Commercial

**UTILITIES:** Electricity, telephone, gas, community water, and sewer.

Note: Baker Agri-Forest Properties, LC makes no representation of utility availability – Purchaser should contact the various utility providers for availability information.

**SOILS:** Beauregard Silt Loam, 1 to 3% Slopes -- Class II  
Malbis Fine Sandy Loam, 1 to 5% slopes Class II

**TOPOGRAPHY:** Nearly Level to Gently Sloping

**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 20% 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.

**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 U. S. Highway frontage.

**\*INFORMATION ASSUMED TO BE CORRECT - NOT GUARANTEED\***

**FOR MORE INFORMATION, CONTACT**  
**Baker Agri-Forest Properties @ 318-473-8751 or CLAY COOK @ 318-446-1725**  
**clay@trustland.com**





Family Dollar

Chevron

8th Ave

8th Ave

165

165

Maple St

7th St

7th St

N

Google Earth

165

300 ft