



BAYOU LACOMBE TIMBERLAND & MITIGATION AREA

LEE ROAD, ABITA SPRINGS, LA 70420

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Property Description



PROPERTY DESCRIPTION

Sale Price: \$9,370,000

Acreage: 3,755 ±

Price/Acre: \$2,495

City: Lacombe

County: Saint Tammany Parish

Property Type: Mitigation Bank / Recreation

The Bayou Lacombe Timberland & Mitigation Area is approximately 3,755 acres along the upper Bayou Lacombe basin in Saint Tammany Parish, Louisiana. The property features 3,340 ± Upland Acres (89%) and 415 ± Wetland Acres (11%) with mitigation credits available to sell. Several natural sloughs run through the property, creating exceptional biodiversity and movement of game such as deer, turkey, and hogs. The property contains excellent fire lanes and internal access roads for ease of management and navigation.

The majority of the site was converted to pine plantation and managed for pine production historically. The site was last clearcut between 1993 and 1995 but was not mechanically replanted. Since then, it has been restored to pine flatwoods, savannahs, bayhead swamps, and associated habitats.

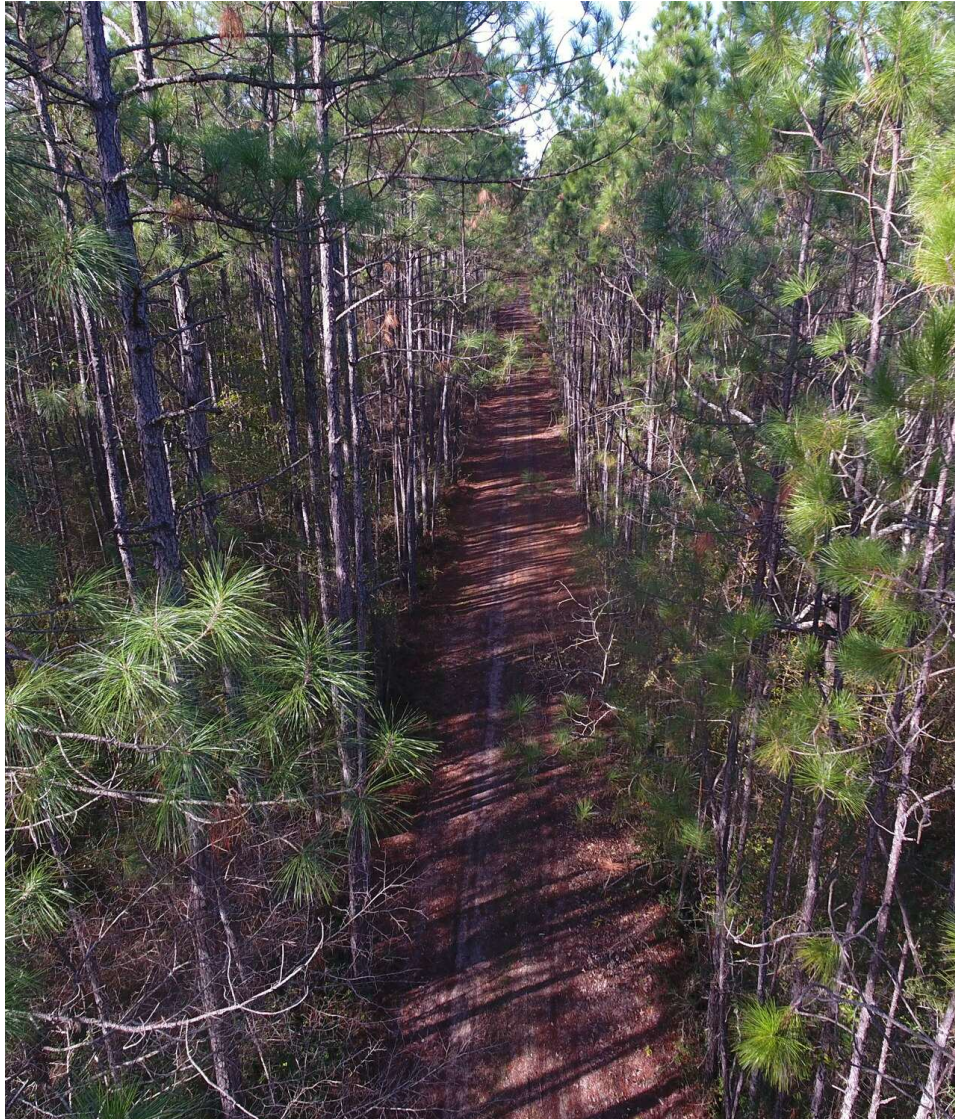
Surface elevations range from 45 feet to 55 feet and the land is generally level with natural sloughs providing variations in the topography. Soil types include Latonia fine sandy loam, Myatt fine sandy loam, Myatt fine sandy loam, frequently flooded, Guyton silt loam, and Guyton silt loam, occasionally flooded. Approximately 2,891 acres (77%) are considered to have hydric soil and 864 acres (23%) are non-hydric.

The property is located on the north shore of Lake Pontchartrain and lies between the Pearl River Basin to the east and the Tangipahoa River Basin to the west. Small streams flow through the property and drain into Lake Pontchartrain. The streams are subject to daily tidal fluctuation near their confluence with Lake Pontchartrain. The surface waters of the lower ends of these streams are fresh to brackish depending upon the season and the amount of rainfall received.

Named for the pearls found by French explorers at the mouth of the river in the late 1600s, the Pearl River basin has a rich history and biological diversity. Centuries of human interactions continue today, as the Pearl is a popular location for angling and boating.

The Bayou Lacombe Timberland & Mitigation Area is adjacent to the Money Hill Conservation Easement held by The Nature Conservancy. Nearby conservation areas also include the Bogue Chitto National Wildlife Refuge, Pearl River State Wildlife Management Area, Fontainebleau State Park, St. Tammany Wildlife Refuge, and Big Branch Marsh National Wildlife Refuge on the north shore of Lake Pontchartrain.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	3,340 ± Upland Acres [89%] and 415 ± Wetland Acres [11%] Latonia fine sandy loam; Myatt fine sandy loam; Myatt fine sandy loam-frequently flooded; Guyton silt loam; Guyton silt loam-occasionally flooded. Approximately 2891 acres [77%] are considered to have hydric soil and 864 acres [23%] are non-hydric.
Soil Types:	
Nearest Point of Interest:	6 ± Miles West to Abita Springs 8 ± Miles East to Pearl River 10 ± Miles West to Covington 13 ± Miles South to Lake Pontchartrain 36 ± Miles South to New Orleans
Current Use:	Mitigation Bank, Timber, and Recreation
Land Cover:	Pine Flatwoods, Savannas, Bayhead Swamps, and Associated Habitats

Mitigation Area Goals And Objectives



The goal of STMS is to restore, enhance, and maintain productive wetland ecosystems that functionally compensate for unavoidable impacts associated with Department of the Army (DA) Section 10 and/or 404 permits issued by NOD. In keeping with this goal, an integrated restoration plan has been formulated that sets forth the specific objectives for reestablishing natural hydrology, surface topography, and floral communities, and defines performance standards, monitoring protocol, and remedial actions.

Agreement with the U.S. Army Corp of Engineers:

The conservation servitude shall run in perpetuity with the land;

A. There shall be no placing, filling, storing, or dumping of refuse, trash, vehicle bodies or parts, rubbish, debris, junk, waste, or other such items on the property.

B. There shall be no commercial, industrial, agricultural, or residential uses of the property without written authorization from the NOD.

C. There shall be no mechanized land clearing or deposition of soil, shell, rock, or other fill on the property without authorization from the NOD.

D. There shall be no cutting, removal, or destruction of vegetation on the property except in accordance with the timber management plan and control of exotic pest species specified in the agreement and permits which may be required from the NOD at the time the cutting is proposed.

E. There shall be no grazing of cattle or other livestock on the property.

G. All other activities, which are inconsistent with the establishment, maintenance, and protection of wetlands within the mitigation area and which are not subject to Corps of Engineers regulatory authority, are prohibited

Location



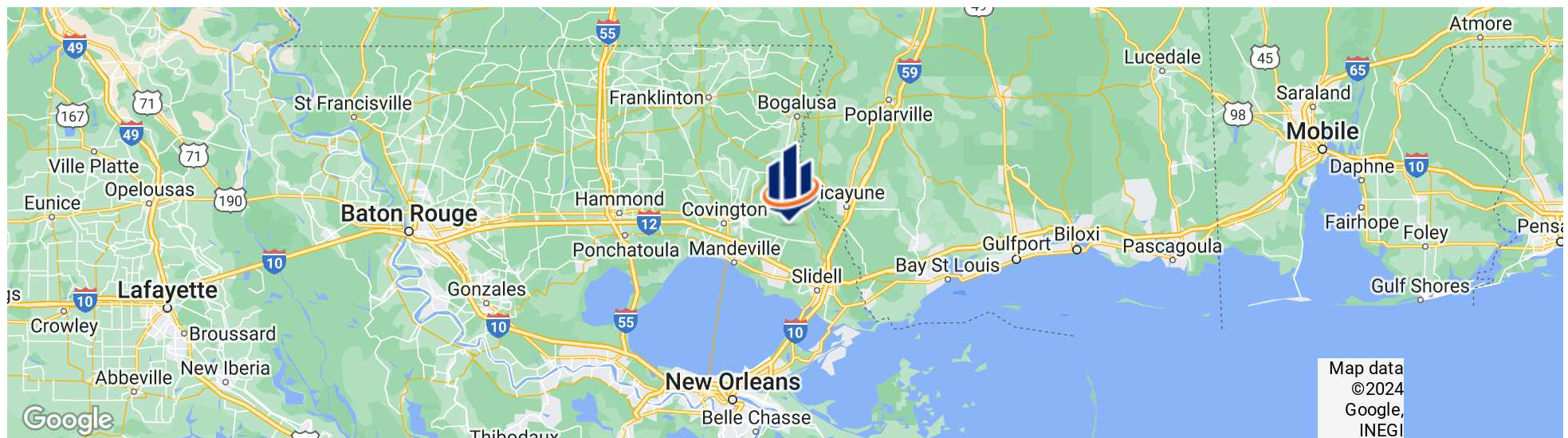
LOCATION & DRIVING DIRECTIONS

Parcel: Multiple in Saint Tammany Parish

GPS: 30.4588121, -89.8691668

Driving Directions: Contact Listing Agents

Showing Instructions: Contact Listing Agents





Photos

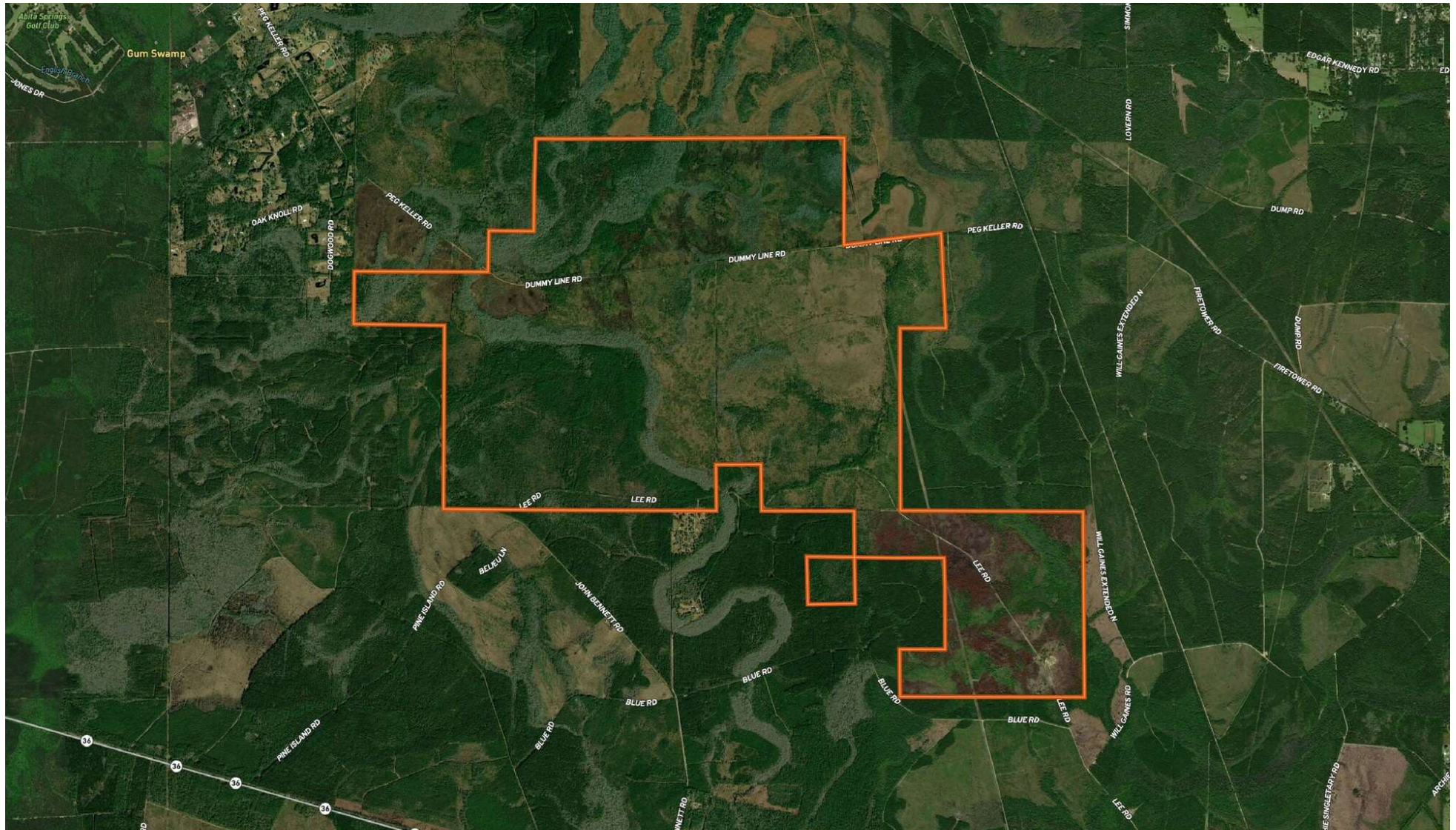


Photos

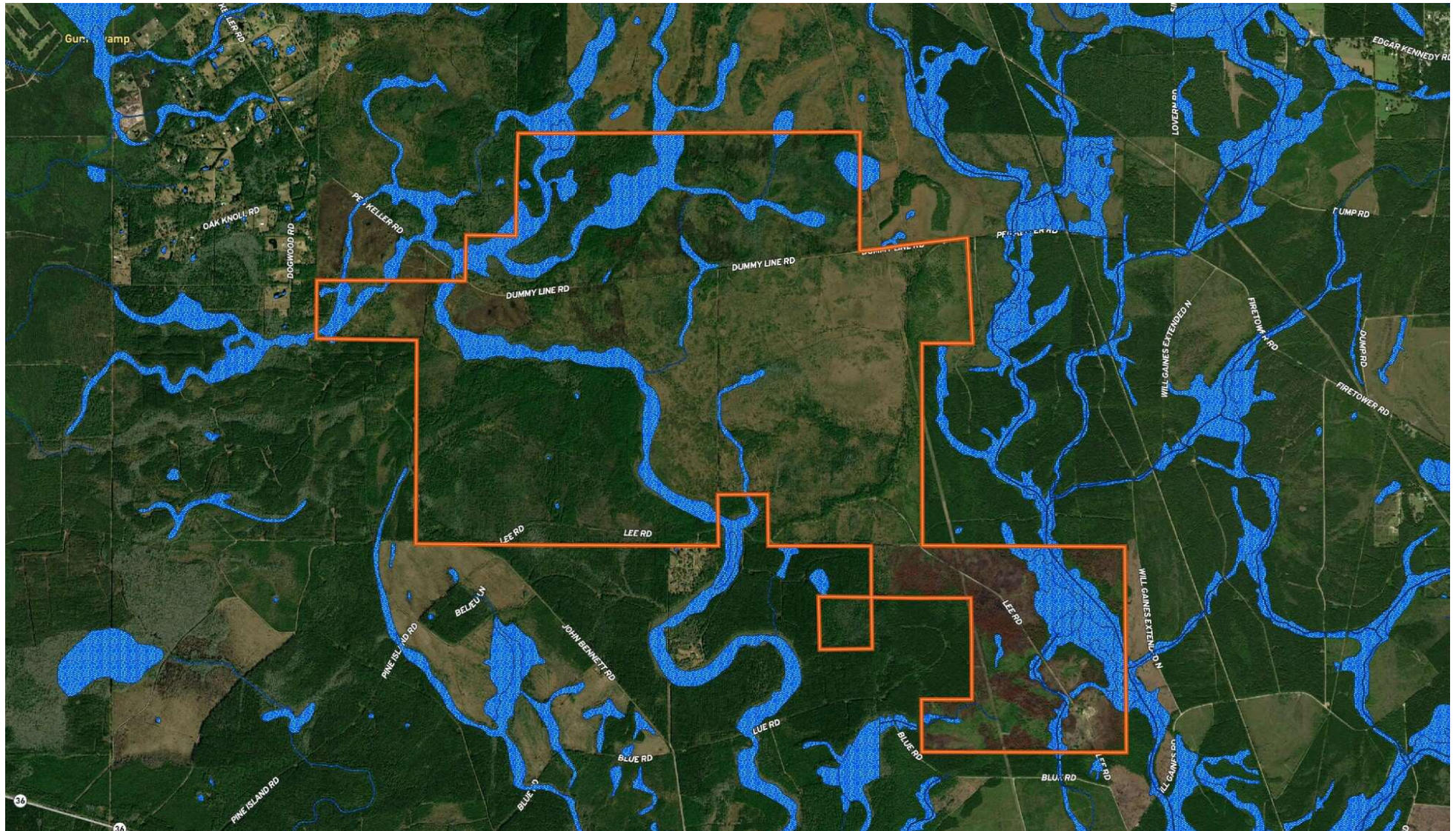




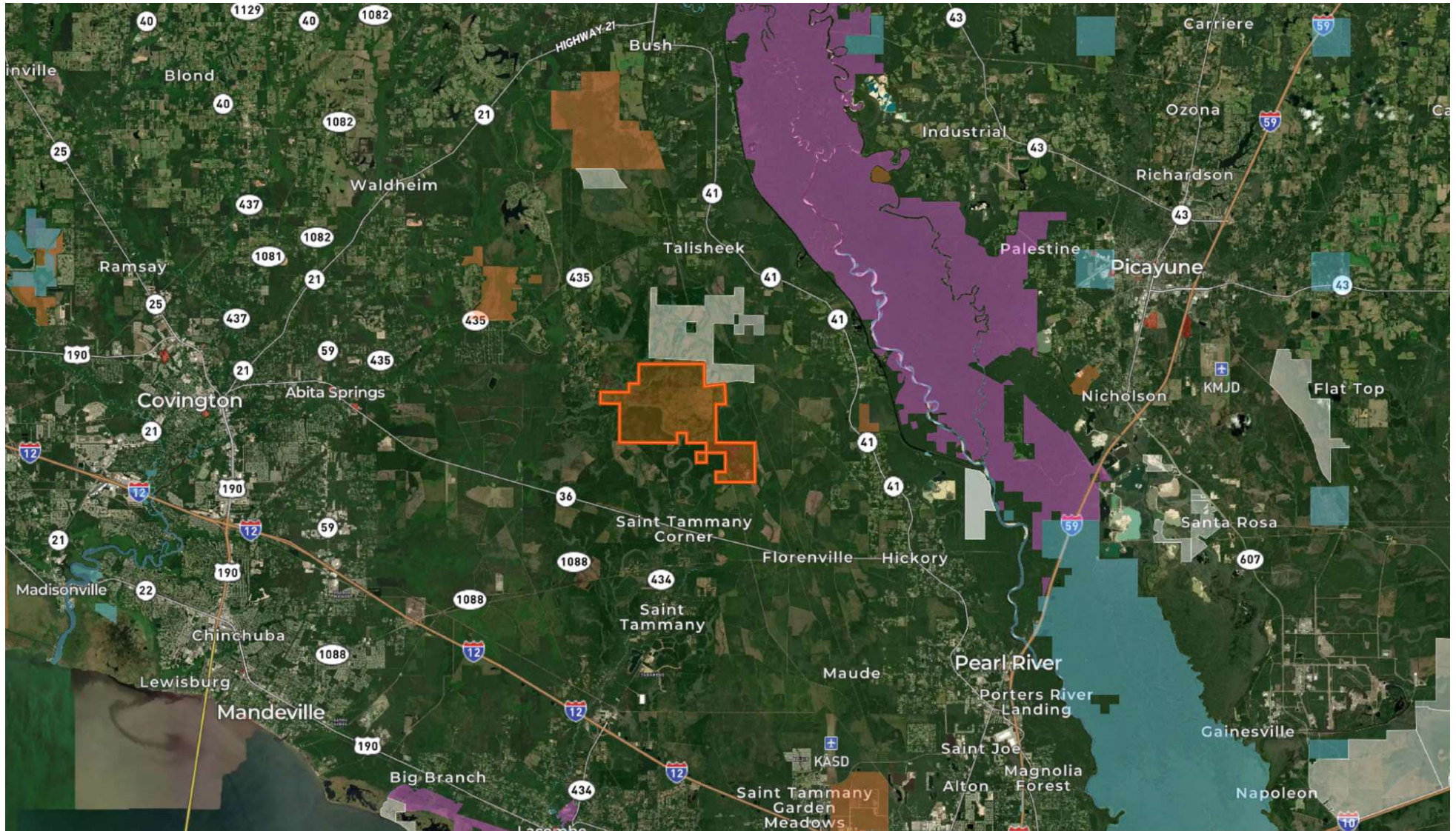
Aerial Map



Wetlands Map



Vicinity Map





For more information visit www.SVNsaunders.com

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