

CREST LAND

— COMPANY, LLC. —

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DIRECT: (318) 767-5650
EMAIL: LUKE.LAZARONE@CRESTOPERATIONS.COM
WEBSITE: CRESTLANDCOMPANY.COM
LOUISIANA LICENSED REAL ESTATE BROKERAGE

TRACT DETAILS

Tract Name: Bayou Carron

Acres: 120.87±

Price: \$650,000.00

Location: Saint Landry Parish

Restrictions: None

Attributes: This tract has 6600' of Bayou Carron waterfront. Bayou Carron comprises the majority of the South boundary line. Potential homesite on 12.89± acres which lies in Flood Zone X. The remainder of acreage is 107.98± of recreational land that lends itself to a multitude of hunting and fishing opportunities. A camp has been constructed recently that is 460 square feet with an additional 368 square feet of connected porch and storage area. The camp area also lies in Flood Zone X. The camp is heated and cooled by a mini-split unit. Underground electricity and community water as well as sanitation unit.

Directions: Call or email Luke Lazarone to set an appointment and directions to the tract.

Legal Description: (See Attached)

Minerals:

Seller reserves 100% interest in all of the oil, gas, casing head gas and other hydrocarbon minerals occurring naturally in liquid or gaseous state as may be owned by Seller at this time in, and under that may be produced from the property, it is the intention of Seller that this reservation cover and include fugacious minerals only and the Buyer is to receive all other minerals of every nature, description and kind, including but not limited to coal, lignite, sulphur, bauxite, sand gravel, etc.

For additional information on this tract contact Luke Lazarone at the above numbers or by email.

THE INFORMATION IN THIS TRACT DETAIL SHEET IS ASSUMED TO BE ACCURATE BUT NOT GUARANTEED.

Crest Land Company, LLC., strives to provide all facts relating to this property in an accurate manner. Crest Land Company, LLC., and its agents act as the real estate broker in this matter. The agents are not licensed to perform services as an attorney, surveyor, or property inspector or appraiser. Crest Land Company and its agents are not responsible for any title, boundary, survey, or acreage discrepancies. Crest Land Company, LLC., and its agents are also not responsible for any defects in the property, hidden or apparent; flooding issues; zoning, building or wetlands restrictions; servitudes, or encroachments or any other limitations that may prevent the full use and enjoyment of the property for any purpose whatsoever. Any maps provided herein, or timber estimates are provided as a courtesy to potential buyers. It is the responsibility of the buyer to make their own determination regarding the accuracy of this information. Crest Land Company and their agents do not warrant the accuracy or completeness of any information contained herein.

BUYER RESPONSIBLE FOR DETERMINATION OF FLOOD ZONES AND WETLAND DETERMINATIONS

Crest Land Company, LLC. makes no representations or warranties as to suitability for any intended use. Buyer must perform their own due diligence regarding the property. All property is sold "AS IS WHERE IS"

Inspections: All inspections must be scheduled with Crest Land Company, LLC., agents prior to entry by a potential buyer. A Temporary Access Agreement must be signed and returned to Crest Land Company, LLC. prior to entry for inspection purposes. This Temporary Access Agreement must be with you during inspections.

Notice to buyer's representative: Crest Land Company, LLC., cooperates with other brokers. Our policy requires any buyers' agents to be identified on first contact with Crest Land Company, LLC., or its agents. A buyer's agent must be present at the initial showing of the listed property with the prospective buyer, unless another arrangement is made with Crest Land Company, LLC., to participate in Crest Land Company, LLC., commission. If this condition is not met, any fee participation from the Crest Land Company, LLC., commission will be at the sole discretion of Crest Land Company, LLC.

EXHIBIT "A"

TRACT 1

A certain lot or parcel of land, together with all buildings and improvements thereon, situated in Section 1, T-5-S, R-3-E, St. Landry Parish, Louisiana, containing **12.895 ACRES**, and being more particularly identified as **TRACT 3B** on a plat of survey by Morgan Goudeau & Associates, dated October 4, 2023, **attached hereto and made a part hereof**, bounded now or formerly on the Northeast by Freida Hill Dejean; Southeast by Dude Lastrapes; South by Cotton Patch, LLC; and Northwest by Jason Huguet and by Tract 3A.

This tract is more particularly depicted on the attached Plat of Survey by Jacob Jerrell dated 10/04/23 project # 2254A for Mike Purser

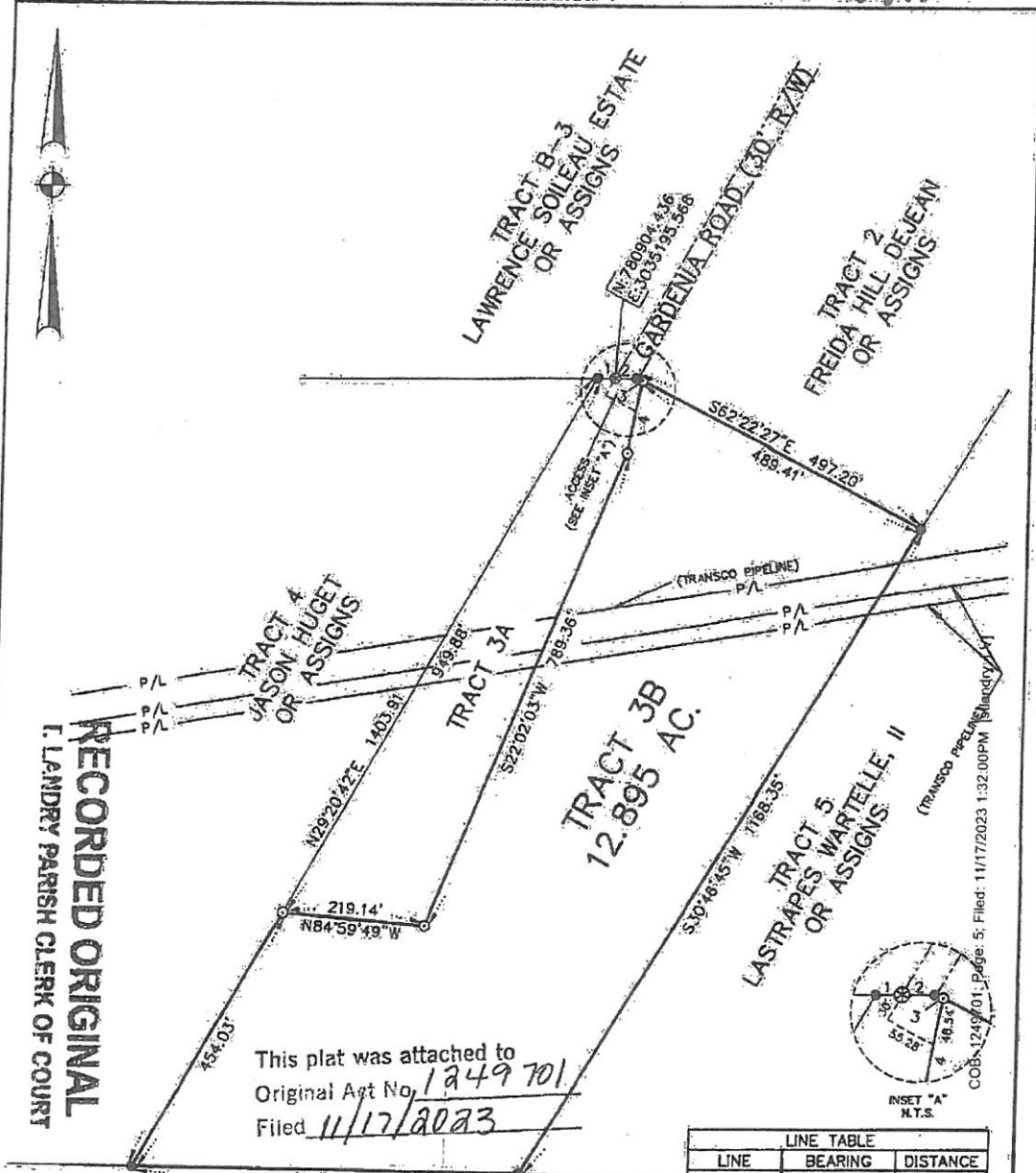
TRACT 2

A certain tract or parcel of ground, with all improvements, containing **107.981 ACRES**, located in Section 12, T-5-S, R-3-E, and in Section 17, T-5-S, R-4-E, St. Landry Parish, Louisiana, shown on a plat of survey by Morgan Goudeau & Associates dated April 17, 2018, attached to Boundary Agreement, recorded May 4, 2018 as Act No. 1173310, records of St. Landry Parish, Louisiana, bounded now or formerly as follows: North by Jason Huguet, Phil Wartelle, Jr., Dude Wartelle, and Valerie Wartelle Conner Properties, LLC, South by Bayou Carron, East by Valerie Wartelle Conner Properties, LLC, and West by April Thomas and Judy Thomas Thierry.

Acquired by Michael L. Purser and Stacey Stafford Purser from Robbie J. Devillier by Cash Sale recorded May 14, 2018 as Act No. 1173625, records of St. Landry Parish, Louisiana.

This tract is more particularly depicted on the attached Plat of Survey by Morgan Goudeau & Associates dated 04/17/18 project # 18944 for Robbie Devillier Farms and Services, LLC.

EXHIBIT "A" TRACT 1



RECORDED ORIGINAL
I. LANDRY PARISH CLERK OF COURT

This plat was attached to
Original Apt No. 1249701
Filed 11/17/2023

LINE	BEARING	DISTANCE
1	N89°34'18\"E	27.41'
2	S89°58'38\"E	35.52'
3	S62°22'27\"E	7.79'
4	S10°34'18\"W	113.91'

REFERENCE BEARING:
BEARINGS AND COORDINATES ARE BASED ON NAD 83 (2011) STATE PLANE COORDINATE SYSTEM LOUISIANA SOUTH ZONE.

CERTIFICATION:
I CERTIFY THAT THIS PLAT REPRESENTS A CLASS C SURVEY (RESIDENTIAL AND SUBURBAN) AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS, CHAPTER 29, LAC TITLE 46:LXI.

NO ATTEMPT HAS BEEN MADE BY MORGAN GOUDEAU & ASSOCIATES, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR OWNER'S REPRESENTATIVE.

REFERENCE PLATS:
ROBERT L. WOLFE, JR. DATED APRIL 9, 2009
JACOB L. JARRELL DATED APRIL 29, 2021

LEGEND:
○ DENOTES CALCULATED CORNER
⊙ DENOTES SET 1/2" IRON ROD
● DENOTES FOUND 1/2" IRON PIPE
⦿ DENOTES FOUND 1/2" IRON ROD (UNLESS INDICATED OTHERWISE)

PLAT OF SURVEY
FOR MIKE PURSER SHOWING A 12.895 ACRE TRACT OF LAND BEING A PORTION OF TRACT 3 OF THE FELIX WARTELLE ESTATE PARTITION SITUATED IN SECTION 1, TOWNSHIP 5 SOUTH, RANGE 3 EAST, ST. LANDRY PARISH, LOUISIANA.

MORGAN GOUDEAU & ASSOCIATES
Consulting Engineers & Land Surveyors
1703 West Landry St. Opelousas, Louisiana 70570
(337) 948-4222

date 10/04/23
scale 1"=200'
drawn BJL
project 22254A

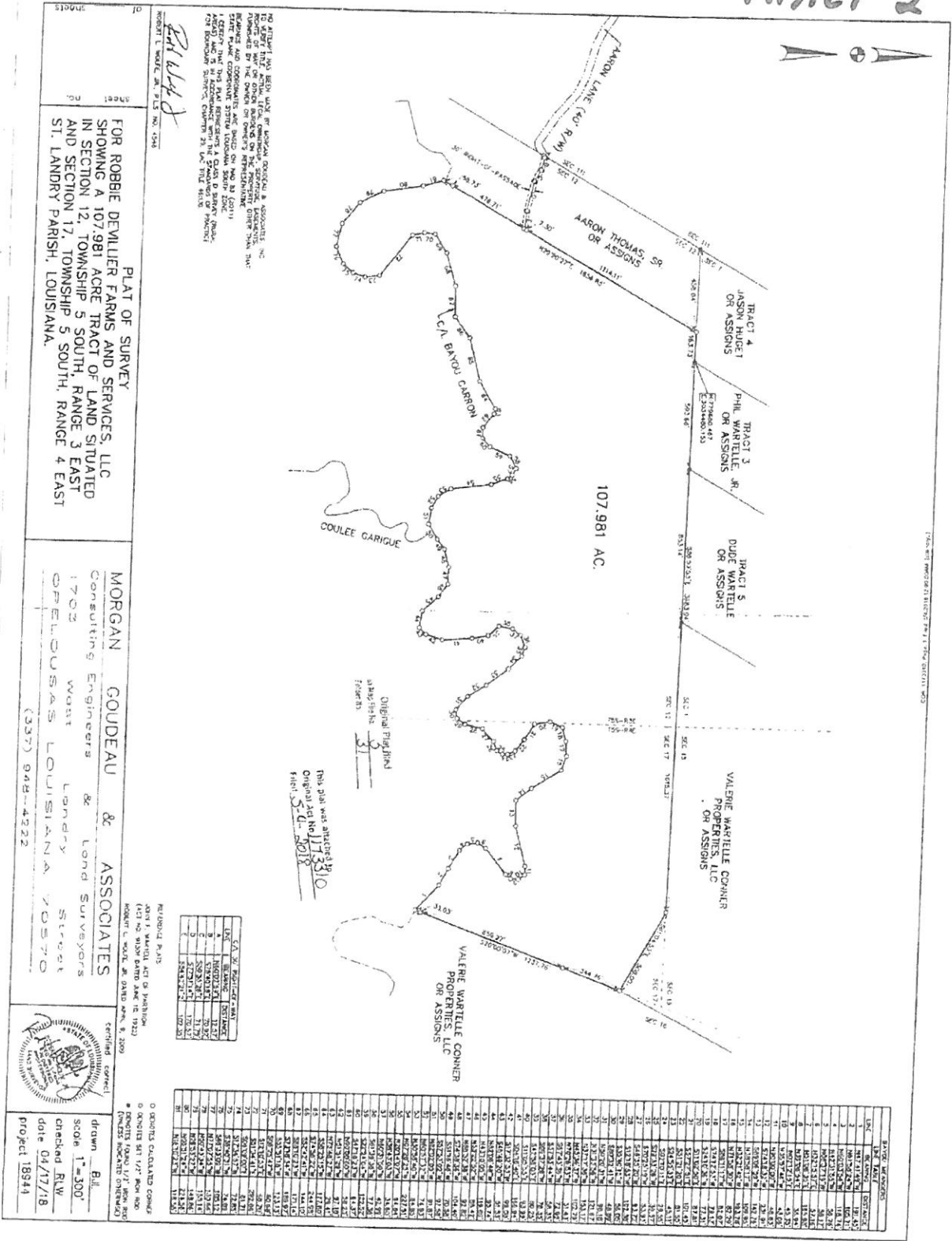
certified correct

JACOB L. JARRELL
REG. No. 5211
REGISTERED PROFESSIONAL SURVEYOR

COB-1249701, Page: 5, Filed: 11/17/2023 1:32:00PM

EXHIBIT "A"

TRACT 2



PLAT OF SURVEY
 FOR ROBBIE DEWILLER FARMS AND SERVICES, LLC
 SHOWING A 107.981 ACRE TRACT OF LAND SITUATED
 IN SECTION 12, TOWNSHIP 5 SOUTH, RANGE 3 EAST
 AND SECTION 17, TOWNSHIP 5 SOUTH, RANGE 4 EAST
 ST. LANDRY PARISH, LOUISIANA.

NO ALIENATION, BIRTH, DEATH, OR CHANGE OF STATUS OF ANY PERSON, OR CHANGE OF NAME OF ANY PERSON, SHALL AFFECT THE VALIDITY OF THIS PLAT. THE OWNERS OF THE PROPERTY DESCRIBED HEREIN, AND THEIR SUCCESSORS, HEREBY WARRANT AND GUARANTEE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURFACE OF THE LAND DESCRIBED HEREIN. THE SIGNATURE OF THE SURVEYOR IS A NECESSARY PART OF THIS PLAT, AND THE PLAT IS VOID WITHOUT THE SIGNATURE OF THE SURVEYOR.

ROBERT L. WOOD, JR., P.E., No. 1204

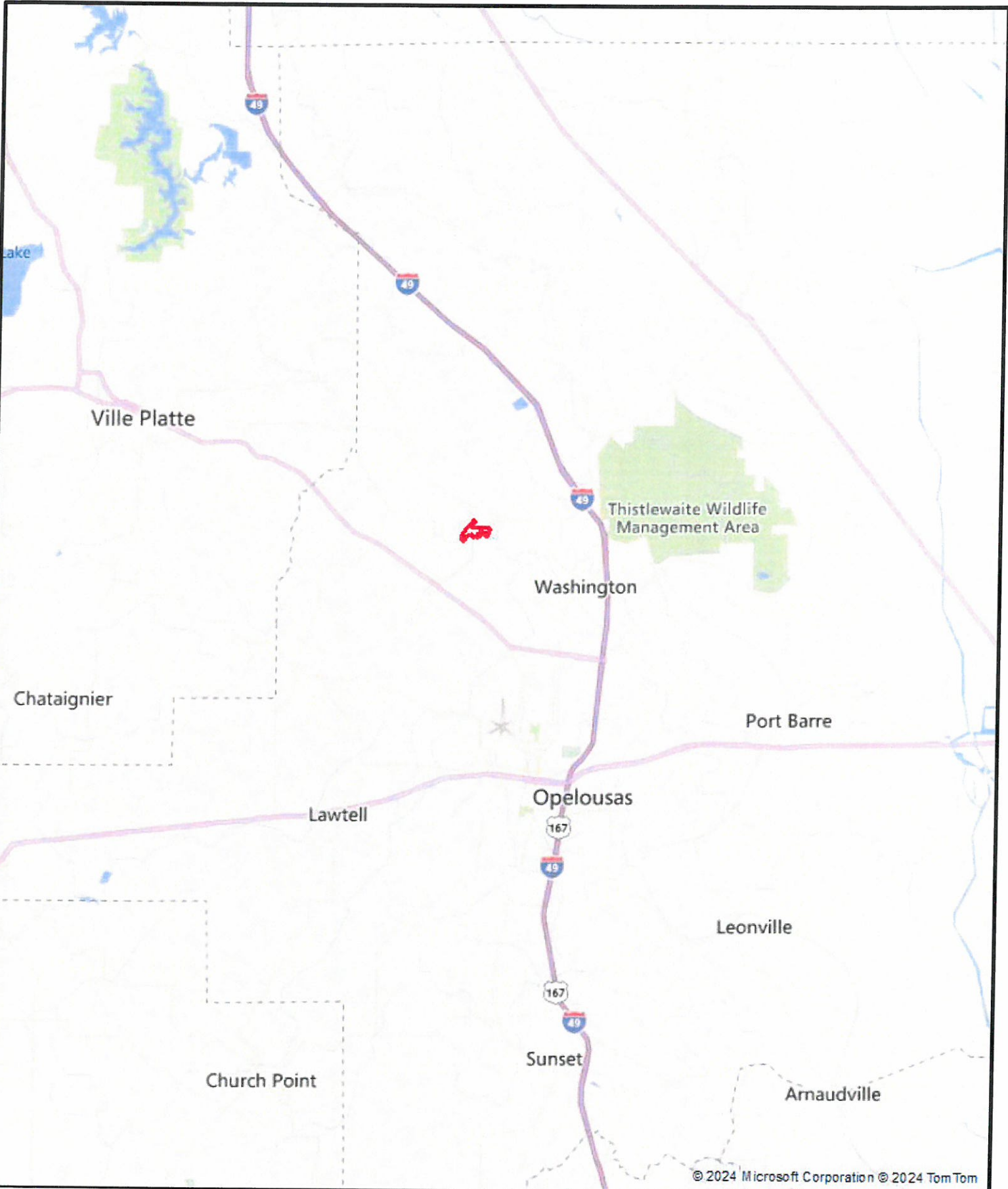
MORGAN GOUDEAU & ASSOCIATES
 Consulting Engineers & Land Surveyors
 1703 West Street
 Opelousas, Louisiana 70570
 (337) 948-4522



LINE	BEARING	DISTANCE
1	S 89° 58' 00" E	100.00
2	S 89° 58' 00" E	100.00
3	S 89° 58' 00" E	100.00
4	S 89° 58' 00" E	100.00
5	S 89° 58' 00" E	100.00
6	S 89° 58' 00" E	100.00
7	S 89° 58' 00" E	100.00
8	S 89° 58' 00" E	100.00
9	S 89° 58' 00" E	100.00
10	S 89° 58' 00" E	100.00

LINE	BEARING	DISTANCE	AREA
1	S 89° 58' 00" E	100.00	100.00
2	S 89° 58' 00" E	100.00	100.00
3	S 89° 58' 00" E	100.00	100.00
4	S 89° 58' 00" E	100.00	100.00
5	S 89° 58' 00" E	100.00	100.00
6	S 89° 58' 00" E	100.00	100.00
7	S 89° 58' 00" E	100.00	100.00
8	S 89° 58' 00" E	100.00	100.00
9	S 89° 58' 00" E	100.00	100.00
10	S 89° 58' 00" E	100.00	100.00
11	S 89° 58' 00" E	100.00	100.00
12	S 89° 58' 00" E	100.00	100.00
13	S 89° 58' 00" E	100.00	100.00
14	S 89° 58' 00" E	100.00	100.00
15	S 89° 58' 00" E	100.00	100.00
16	S 89° 58' 00" E	100.00	100.00
17	S 89° 58' 00" E	100.00	100.00
18	S 89° 58' 00" E	100.00	100.00
19	S 89° 58' 00" E	100.00	100.00
20	S 89° 58' 00" E	100.00	100.00
21	S 89° 58' 00" E	100.00	100.00
22	S 89° 58' 00" E	100.00	100.00
23	S 89° 58' 00" E	100.00	100.00
24	S 89° 58' 00" E	100.00	100.00
25	S 89° 58' 00" E	100.00	100.00
26	S 89° 58' 00" E	100.00	100.00
27	S 89° 58' 00" E	100.00	100.00
28	S 89° 58' 00" E	100.00	100.00
29	S 89° 58' 00" E	100.00	100.00
30	S 89° 58' 00" E	100.00	100.00
31	S 89° 58' 00" E	100.00	100.00
32	S 89° 58' 00" E	100.00	100.00
33	S 89° 58' 00" E	100.00	100.00
34	S 89° 58' 00" E	100.00	100.00
35	S 89° 58' 00" E	100.00	100.00
36	S 89° 58' 00" E	100.00	100.00
37	S 89° 58' 00" E	100.00	100.00
38	S 89° 58' 00" E	100.00	100.00
39	S 89° 58' 00" E	100.00	100.00
40	S 89° 58' 00" E	100.00	100.00
41	S 89° 58' 00" E	100.00	100.00
42	S 89° 58' 00" E	100.00	100.00
43	S 89° 58' 00" E	100.00	100.00
44	S 89° 58' 00" E	100.00	100.00
45	S 89° 58' 00" E	100.00	100.00
46	S 89° 58' 00" E	100.00	100.00
47	S 89° 58' 00" E	100.00	100.00
48	S 89° 58' 00" E	100.00	100.00
49	S 89° 58' 00" E	100.00	100.00
50	S 89° 58' 00" E	100.00	100.00
51	S 89° 58' 00" E	100.00	100.00
52	S 89° 58' 00" E	100.00	100.00
53	S 89° 58' 00" E	100.00	100.00
54	S 89° 58' 00" E	100.00	100.00
55	S 89° 58' 00" E	100.00	100.00
56	S 89° 58' 00" E	100.00	100.00
57	S 89° 58' 00" E	100.00	100.00
58	S 89° 58' 00" E	100.00	100.00
59	S 89° 58' 00" E	100.00	100.00
60	S 89° 58' 00" E	100.00	100.00

drawn by: [Signature]
 scale: 1"=300'
 checked by: [Signature]
 date: 04/17/18
 project: 18944



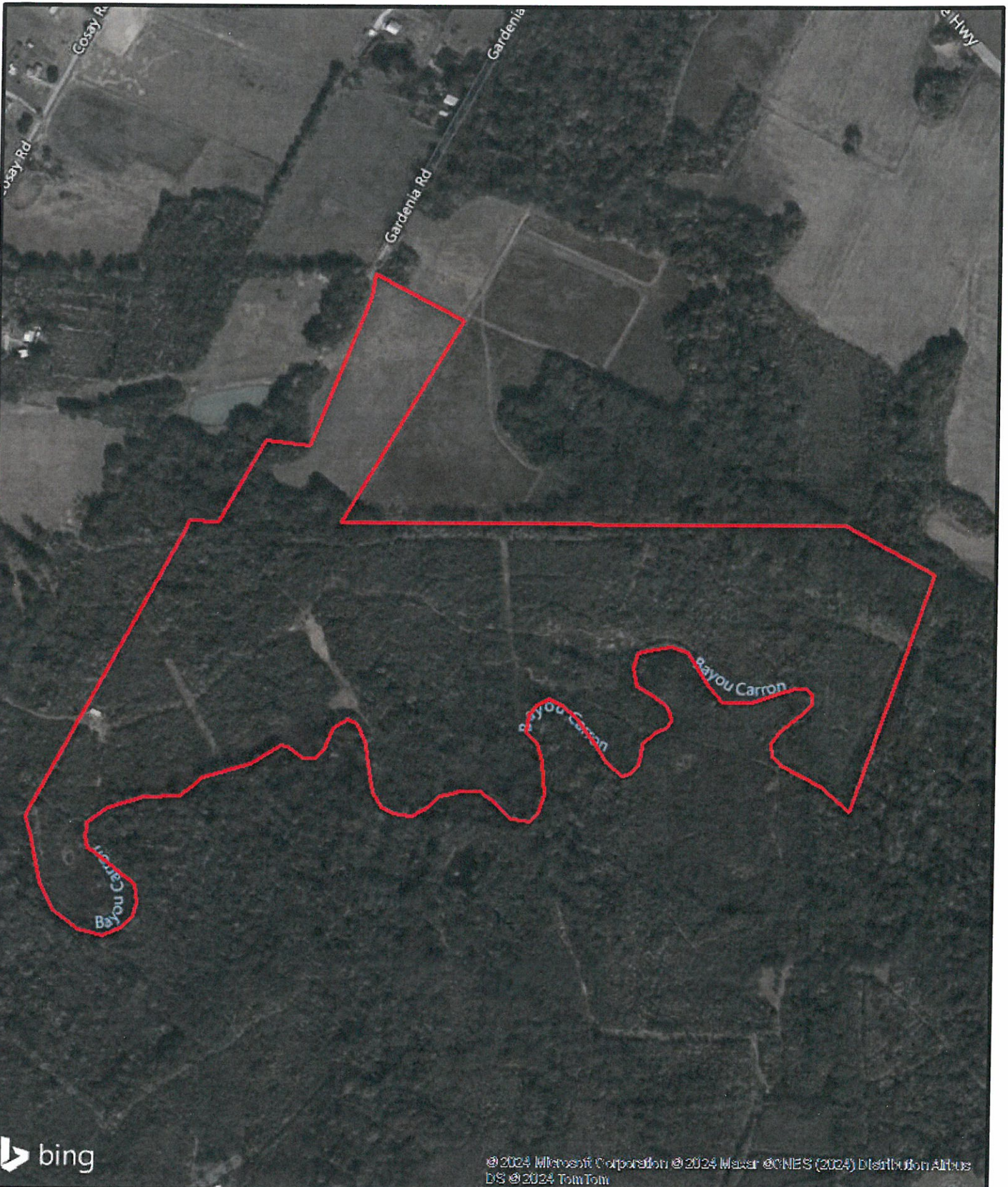
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Crest Land Company, LLC
Bayou Carron Tract
120.87± Acres
Saint Landry Parish, LA



3/14/2024



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Bayou Carron Tract
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3/14/2024



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