



A Limited Liability Company

3306 Giamanco Street, Alexandria, LA 71301  
P O Box 5624, Alexandria, LA 71307  
Phone: 318-473-8751 Fax: 318-473-4045  
Website: bakeragproperties.com  
Licensed by Louisiana Real Estate Commission, USA

### Property Information Sheet

**DATE:** February 23, 2024

**ACREAGE:** 2.872 acres **LOT 1**

**PRICE:** \$45,000.00 (\$15,668/acre) cash at closing

**LEGAL DESCRIPTION:** Lot 1 located in the NE/4 of the SE/4 of Section 6, T2N-R2W, Rapides Parish, LA. Lot dimensions are 189.18 feet in width and 659.83 in length, per survey.

**DIRECTIONS:** From the intersection of M.L. King Road and Hwy 165 in Glenmora, LA, head south on HWY 165 approximately 4.13 miles to Colony Road. Turn Left onto Colony Road and travel .3 miles and turn right onto Johnson Road, proceed .49 miles to Moreno Road and go .249 miles to the subject property on the right, LOT 1.

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

**GPS COORDINATES:** Longitude: -92.603  
Latitude: 30.914

**ACCESS:** The property has approximately 189 feet of frontage along Moreno Road.

**POTENTIAL USES:** This lot would be a good rural homesite.

**TOPOGRAPHY:** Relatively flat

**SOILS:** Glenmora silt loam, 1-3% slope.

**SPECIAL NOTICE:** Potential buyers should be aware that the property subdivision has been approved by the Rapides Parish Planning Commission. This lot is subject to restrictions as set forth for residential use.

The following restrictions shall apply to this subdivision of property.

- 1) Individual properties may not be re-subdivided.
- 2) Properties will be restricted to one residence. Residence may be a modular or mobile home but can only be four years old or less in age when located on site.
- 3) There will be a minimum setback distance of 150' for the residence.
- 4) Out buildings may be added to the property but shall be located behind the main residence.

**UTILITIES:** Beauregard Electric and Glenmora Water, property located outside city limits and propane tanks for gas.

**SCHOOL:** Glenmora School PK to 12, Rapides Parish Public School.

**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  
ROBERT TASSIN, BRIAN BAIN, DONALD BAKER, Or MELANIE BLANCHARD @  
(318) 473-8751  
VISIT OUR WEBSITE: [www.bakeragproperties.com](http://www.bakeragproperties.com)**