



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

Property Information Sheet

DATE: March 21, 2024

ACREAGE: 127.903 Acres ±

PRICE: \$735,442.25 (\$5,750.00/acre) cash at closing

LEGAL DESCRIPTION: +/-127.903 acres situated in the SE ¼ of Section 25, T1N-R2W, Rapides Parish. Said tract being more fully depicted on a Plat of Survey by Mathew E. Phillips, RLS, dated February 2, 2023.

DIRECTIONS: From the intersection of Blue Lake Road and Elwood Road, turn south on Elwood Road and travel approximately ¼ mile and turn right on Guillory Road. Proceed on this road past where parish maintenance ends and enter a gate where the road forks and the pasture to the south ends. The property starts at this gate (northeast corner). The road ends at an old house which is located on the property and will be conveyed with the property.

The second access route is to head south on Elwood Road from the intersection with Blue Lake Road a distance of about 6/10ths of a mile and turn right on Brewer Cemetery Road, a Rapides Parish public road that has been confirmed with the Rapides Parish Police Jury by this firm. Proceed on this public road just over ¼ mile to hit the east line of the subject tract. The road continues through the subject tract and exits the property on the south line, before arriving at Brewer Cemetery.

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

GPS COORDINATES: Longitude: -92.517
Latitude: 31.025

ACCESS: From Guillory Lane for light traffic and from Brewer Cemetery Road for light and heavy traffic.

POTENTIAL USES: Timber, nursery, rural homesite or investment.

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

TOPOGRAPHY: Gently rolling topography.

SOILS:

Malbis fine sandy loam, 1-5% slopes.	41.2 acres
Beauregard silt loam, 1-3% slopes.	25.0 acres
Guyton-Ouachita complex, 0-1% slopes.	23.6 acres
Ruston fine sandy loam, 1-3% slopes.	20.8 acres
Rexor-Nugent complex, 0-1% slopes.	14.8 acres
Ruston fine sandy loam, 3-8% slopes.	2.5 acres

TIMBER: The majority of the tract is comprised of a planted pine stand that is approximately 13 years old with lesser amounts of older, naturally established hardwood in the floodplain areas of Hurricane Creek.

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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VISIT OUR WEBSITE: www.bakeragproperties.com**

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