



A Limited Liability Company

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Licensed by Louisiana Real Estate

Property Information Sheet

DATE: July 31, 2024

ACREAGE: Three (3) ±5.384 acre lots to be sold individually.

LIST PRICE: Per lot is \$7,500.00/acre or \$40,380.00 total.

LEGAL DESCRIPTION: Tracts 1-3 situated in that part of the SW/4 of the NE/4 of Section 31, T2N, R3W, Rapides Parish, LA, lying south of Frey Road. Said tracts more particularly depicted on a plat of survey by Matt Phillips, RPLS, dated 2/28/23.

LOCATION: The property is located on Frey Road near the community of Calcasieu, Louisiana.

DIRECTIONS: From the intersection of LA Hwy 112, LA Hwy 488 and Boyd Road, which is about 1.8 miles east of Oak Hill School, turn south on Boyd Road and travel about 1.25 miles to the intersection of Boyd Road, Havens Road, Nesmith Road and Booster Wright Road. Continue south on Boyd/Booster Wright Road just over 1/2 mile to the intersection with Elmer Road. Take Elmer Road in a westerly direction for about 3/4 of a mile to the intersection with Frey Road. Turn right on Frey Road and travel about 1/10th of a mile to the east line of Tract 3. The tracts are on the left (south) side of the road.

GPS COORDINATES: Lat: 31° 6' 25.31". N
Long: 92° 42' 35.42". W

ACCESS: All 3 tracts adjoin Frey Road.

- MINERALS:** Seller will reserve 50% of mineral rights owned but will waive all surface rights.
- TOPOGRAPHY:** The topography on the property is relatively flat with slight undulation in some areas.
- IMPROVEMENTS:** No improvements.
- SPECIAL CONDITIONS:** The tracts as subdivided by survey have been approved by the Rapides Area Planning Commission as a minor subdivision. **THE TRACTS ARE SUBJECT TO BUILDING AND USE RESTRICTIONS AND THE RESTRICTIONS ARE INCLUDED IN THIS INFORMATION PACKAGE.**
- 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 this 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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