

CREST LAND

COMPANY, LLC.

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LOUISIANA LICENSED REAL ESTATE BROKERAGE

TRACT DETAILS

Tract Name: Nantachie Acres Subd lot 63

Acres: .587± Acres

Price: REDUCED to \$20,000.00

Location: Nantachie Acres Subdivision

Restrictions:

Attributes: This .587± acre lot may be just what you have been looking for a getaway or residence. This is Nantachie Acres Lot 63 near Nantachie lake. Nantachie Lake is known for great bass, bream, and white perch fishing. This area also has a multitude of hunting leases within a 20 mile radius. The lot could be used to establish your campsite for the deer hunter that is leasing property for deer season. Community water is available as well as electricity. There is a culvert in place as well as a utility service pole. This is not waterfront property but a boat launch is nearby. Most of the clearing has been completed by owner.

Directions: From the intersection of Hwy 71 and Nantachie Acres drive travel 0.37 miles and turn Right on East Nantachie Rd., travel 0.12 miles, Tract is on the left.

Legal Description: Lot 63 of Nantachie Acres, Phase 2, as per plat thereof recorded in Plat Cabinet A, page 16, records of Grant Parih, Louisiana

Minerals:

Seller conveys all mineral rights

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.

CERTIFICATE OF SURVEY

PINEVILLE, LOUISIANA

OCTOBER 18, 2021

TO ALL PARTIES INTERESTED IN TITLE TO TRACT OF LAND OR PREMISES SURVEYED: I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON BY HEAVY LINES WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT IS A CORRECT REPRESENTATION THEREOF AND CONFORMS TO THE REQUIREMENTS OF LAC TITLE 46:LXI, CHAPTER 29 FOR A CLASS "C" SURVEY.

SCALE: 1" = 40'

FOR: CARLA OUBER

DESCRIPTION: 0.578 ACRE BEING LOT 63 OF NANTACHIE ACRES PHASE NO. 2 (PLAT CAB. A, SLIDE 16) LOCATED IN THE W1/2 OF THE SW1/4 OF SECTION 4 & THE E1/2 OF THE SE1/4 OF SECTION 5, T7N-R4W, GRANT PARISH, LOUISIANA

Stephen B. Gremillion
STEPHEN BARRETT GREMILLION, P.L.S. NO. 4447



REFERENCE PLAT:
NANTACHIE ACRES PHASE NO. 2

NOTES:

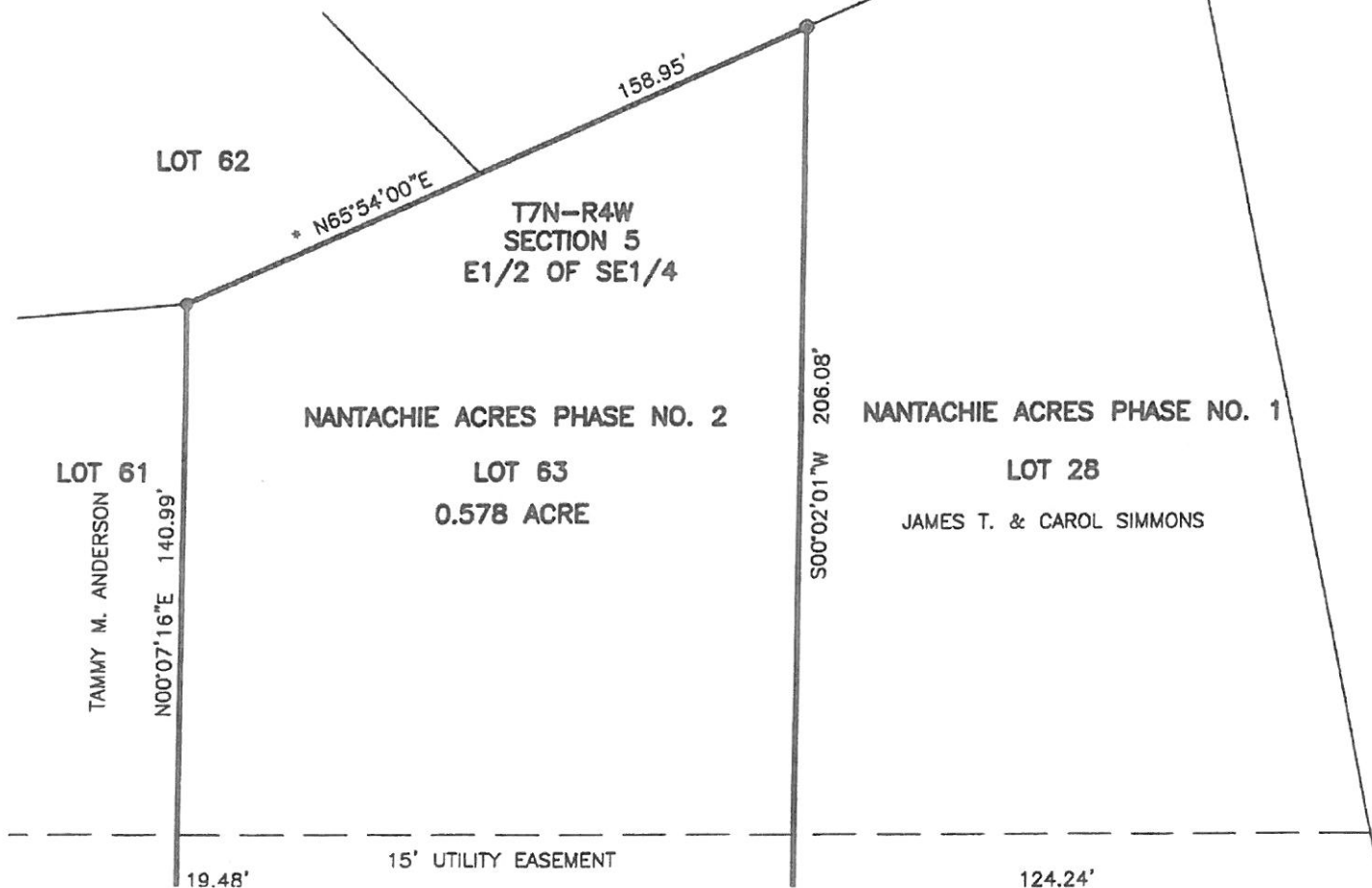
1. SUBJECT TO ALL RECORDED RIGHTS OF WAY AND EASEMENTS.
2. NO SEARCH MADE FOR UNDERGROUND LINES.
3. ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 220076 0260 D DATED 6-16-16 THIS LOT IS LOCATED IN ZONES "X" AND "A", A PORTION DOES LIE WITHIN THE 100 YEAR FLOOD ZONE.
4. * WELL ESTABLISHED LINE-BASIS OF BEARING PER REFERENCE PLAT

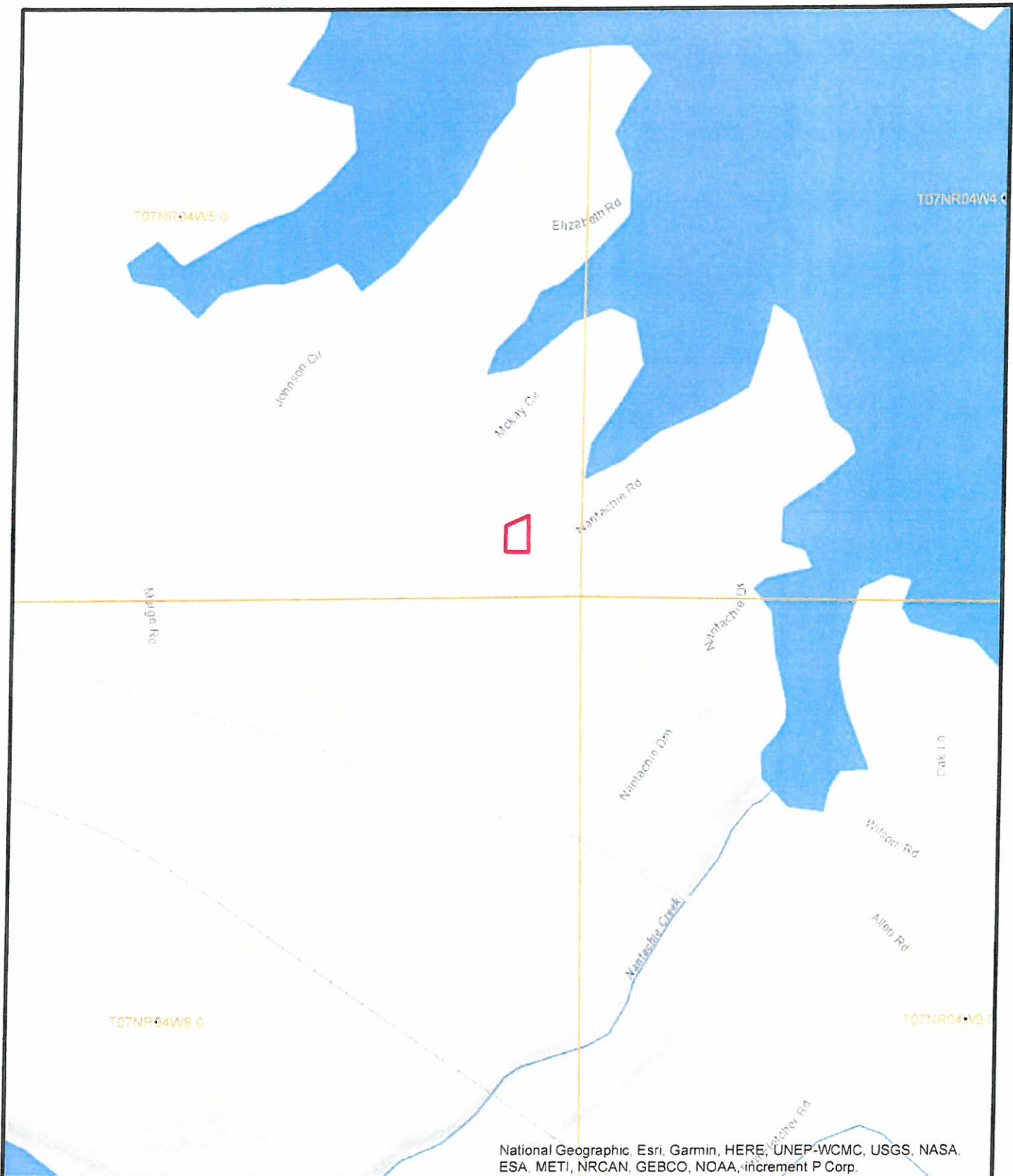
LOT 65

LOT 64

LEGEND

- ... FND. 1/2" IRON ROD
- ◎ ... FND. 1" PIPE





National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.



Crest Land Company, LLC
 Nantachie Acres Lot 63
 0.587± Acres
 Grant Parish LA.



6/21/2024



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Crest Land Company, LLC

Nantachie Acres Subd Lot 63
±0.587 acres
Grant Parish, Louisiana



6/21/2024



Hickory Loop

Hickory Lo

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Crest Land Company, LLC
Nantachie Acres Lot 63
0.587± Acres
Grant Parish LA.



0 0.005
Miles

6/21/2024

FULL BUILDING RESTRICTIONS

Parish of Grant

5/24/88

STATE OF LOUISIANA, Reference is made to Reg. No. 12-3134, as recorded in C.C.B. Book 291
page no. 468 for Amendment of this instrument.

PARISH OF GRANT

CLERK OF COURT

CLERK OF COURT

By: Clerk

BE IT KNOWN, That on October 16, 1985, before me, the undersigned Notary Public, duly commissioned and qualified in and for the aforesaid State and Parish, and in the presence of the undersigned competent witnesses, personally came and appeared NANTACHIE DEVELOPMENT, INC., a corporation organized under the laws of STATE OF LOUISIANA, represented herein by THOMAS A. JOHNSON, PRESIDENT, duly authorized to act herein pursuant to a resolution of its Board of Directors, dated August 6, 1985, and filed in Conveyance Book 274, page 309, Conveyance Records, Clerk of Court, Grant Parish, Louisiana.

WHO DECLARED unto the Notary Public, in the presence of the witnesses before whom it appeared, that it is the owner of all of the property lots in the NANTACHIE ACRES PHASE NO. 2, as shown by plat of survey recorded at Plat Cabinet A, Page 16, Conveyance Records, Clerk of Court, Grant Parish, Louisiana.

APPEARER FURTHER declared that it desires to establish and does hereby establish the following restrictions and conditions affecting certain property lots in NANTACHIE ACRES PHASE NO. 2, namely Lots 51-55, 59-75, and 78-102 of the records of Grant Parish, Louisiana, which said restrictions are to be included expressly in, or by reference, in all sales and transfers of the said lots:

1. **LAND USE AND BUILDING TYPE.** No lots shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling, EXCEPT customary garages and necessary outbuildings.

2. **DWELLING SIZE.** The heated area, exclusive of open porches and garages, shall be not less than 1,000 square feet.

3. **BUILDING LOCATION.** No building exclusive of steps, porches, or any other such projection therefrom shall be located nearer than 25 feet to the front lot line. No building shall be located nearer than 10 feet to an interior lot line, except that no side yard shall be required for a detached garage or utility room located 50 feet or more from the minimum building setback line. Either side of a corner lot abutting a street may be deemed the front lot line. On any corner lot the side yard setback shall be 12.5 feet.

4. **SIGNS, BILLBOARDS AND ADVERTISING.** No sign, billboard or advertising devices shall be employed to the public view from any lot except one sign, billboard or advertising device of not more than five square feet advertising the property for sale or rent or a sign used by the builder to advertise the property during the construction and sales period.

5. **NUISANCES.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose. Notwithstanding the aforementioned no vicious breeds of household pets including but not limited to Dobermans, Pitt Bulls, German Shepards, may be kept on any lot. No oil well drilling or refining operations, manufacturing for commercial purposes, grocery or retail mercantile businesses, or generally any business enterprise whatsoever shall be placed, operated or maintained on said premises. No noxious or offensive activities shall be carried on upon any lot not shall anything be done on said property which may become an annoyance to affect the use, enjoyment or value of the adjacent premises or the neighborhood generally.

LAW OFFICES
WAMPLER AND SMITH
2525 OGDEN STREET
MOBILE, LOUISIANA 71417

28126

295/259

REG. NO.

BOOK PAGE DATE

6. TEMPORARY STRUCTURES. No structure of a temporary character, including but not limited to, incomplete housing construction, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence or other purpose, either temporarily or premanently. Notwithstanding the aforementioned, camping will be allowed on any lot a total twelve (12) days in each calendar month with each camping occurence limited to no more than seven (7) consecutive days.

7. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, minerals excavations or shafts be permitted in any lot. No derrick or other structure designs for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot. This striction is made subject to an OIL, GAS, AND MINERAL LEASE previously entered into by and between W. S. THOMPSON, ET AL AND ALLIANCE EXPLOR. CORPORATION, dated May 8, 1981, COB 237, PAGE 522, as found in the Conveyance Records of the Clerk of Court, Grant Parish, Louisiana.

8. GARBAGE AND REFUSE DISPOSAL. No lots shall be used or maintaind as a dumping ground for rubbish, trash, garbage or other waste and the same shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

9. PARKING AND STORAGE. No lot or the street area adjacent thereto shall be used or maintained as a parking or storage area for any vehicles, machinery or implements of any nature whatsoever other than the customary private automobiles, boats, trailers and implements of a recreational nature. Notwithstanding anything to the contrary, Lot 42 may be used or maintaind as a parking or storage area for any vehicles, machinery or implements of any nature whatsoever, but only for a period of thirty-six (36) months from the date these restrictions are recorded and filed.

10. SEWAGE DISPOSAL. Any method used for sewage disposal shall first be approved by the Louisiana State Board of Health.

11. EASEMENTS. Easements for installations and maintenances of utilities and drainage facilities are reserved as shown on the recorded plat. In addition, there is hereby reserved a servitude of drainage of a mimimum of five (5) feet along any existing lot line.

12. MAIL DELIVERY. No mailboxes will be allowed on any lot as a central mailbox depository will be provided for all mail delivery and pickups.

13. MINERAL RESERVATION. Appearer hereby reserves all rights to minerals in and to the lots being restricted and any future sale of lots is made expressly to this reservation of mineral interest by and for appearer.

14. ARCHITECTURAL CONTROL COMMITTEE. No building shall be erected, placed or altered on any lot until the construction plans, specifications and plot plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line unless similarly approved.

The architectural control committee is composed of the President, Vice-President, and Secretary of this Corporation. A majority of the committee may designate a representative to act for it. Neither the members of the committee nor its designated

representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee, or to withdraw from the committee or restore to it any of its powers and duties. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor.

The committee's approval or disapproval as required in the covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to rejoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

15. AMENDMENTS, MODIFICATION AND CANCELLATION. These covenants may be amended, modified or revoked by written agreement of two-thirds (2/3) of the property lot owners subject thereto at the time said amendment, modification or revocation is sought.

Provided, also, that the breach of any of the foregoing covenants and conditions shall not defect or render invalid any title, lien, mortgage or deed of trust made in good faith for value as to the said land and any residence, building or outbuilding erected thereon, as hereinabove provided.

These covenants and restrictions are established to run with the land and shall be binding on all parties owning the herein described lots for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

Enforcement of the said restrictions, covenants and conditions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of said covenants, either to restrain violation or to recover damages.

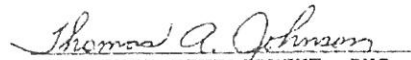
Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions hereof, which shall remain in full force and effect.


Notwithstanding anything to the contrary as set forth hereinabove, all or a majority of Lot 77 is hereby dedicated to use by and for the property lot owners as a Boat Ramp.

THUS DONE AND SIGNED in my presence and the undersigned competent witnesses at my office, Ball, Louisiana, on this the 16 day of October, 1985, after due reading of the whole.

WITNESSES:




NANTACHIE DEVELOPMENT, INC.
by Thomas A. Johnson,
President


NOTARY PUBLIC

FILED

STATE OF LOUISIANA
PARISH OF GRANT

MAY 24 12 50 PM '88
CLERK OF THE PARISH

BEFORE ME, the undersigned authority, duly commissioned
and qualified in and for the parish aforesaid, personally
came and appeared the undersigned property owners of lots
located in NANTACHIE ACRES PHASE NO. 2, who do declare and
state that they wish to amend the Building Restrictions of
Nantachie Acres Phase No. 2, dated October 16, 1985, the same
being recorded under Registry No. 98126, Grant Parish,
Louisiana, in the following respects:

OS
CDA

1.

By amending Paragraph No. 15 of said Building
Restrictions to read as follows:

"15. AMENDMENTS, MODIFICATIONS AND CANCELLATION.
These covenants may be amended, modified or revoked by
written agreement of lot owners representing two-thirds (2/3)
of the lots owned at the time of said amendment, modification
or cancellation, it being specifically understood that there
shall be one vote for each lot situated in Nantachie Acres
Phase 2."

2.

By adding the following paragraphs:

"16. MOBILE HOMES. Notwithstanding any restrictions,
terms or conditions as set forth in the original Building
Restrictions dated October 16, 1985, said Building
Restrictions are hereby amended to allow mobile homes that
meet the following criteria: (a) All mobile homes must have a
total square footage of a minimum of 700 square feet; (b) all
mobile homes must be skirted; and (c) all mobile homes must
be made in 1980 or after unless approved by the Architectural
Control Committee.

17. CONSTRUCTION TIME LIMIT. The construction of any
new homes shall be completed within six (6) months after said
construction is commenced. Any and all additions and/or
outbuildings constructed on the premises shall be completed
within sixty (60) days after commencement and shall be
approved by the Architectural Control Committee.

18. APPEARANCES. All property and building shall be
maintained and kept neat. All grass and weeds shall be cut
and controlled, after placing home on any lot. No trash,
abandoned vehicles, commercial vehicles, appliances, etc.
shall be allowed to be left on the property at any time."

THUS DONE AND SIGNED at Pineville, Louisiana Louisiana, on the
24 day of May, 1988, in the presence of me,
Notary, and

PLAT A-16

103134 Bk 291

FILED

STATE OF LOUISIANA

MAY 24 12 50 PM '88

PARISH OF GRANT

CLERK OF PARISH

BEFORE ME, the undersigned authority, duly commissioned and qualified in and for the parish aforesaid, personally came and appeared the undersigned property owners of lots located in NANTACHIE ACRES PHASE NO. 2, who do declare and state that they wish to amend the Building Restrictions of Nantachie Acres Phase No. 2, dated October 16, 1985, the same being recorded under Registry No. 98126, Grant Parish, Louisiana, in the following respects:

1.

DS
COO

By amending Paragraph No. 15 of said Building Restrictions to read as follows:

"15. AMENDMENTS, MODIFICATIONS AND CANCELLATION. These covenants may be amended, modified or revoked by written agreement of lot owners representing two-thirds (2/3) of the lots owned at the time of said amendment, modification or cancellation, it being specifically understood that there shall be one vote for each lot situated in Nantachie Acres Phase 2."

2.

By adding the following paragraphs:

"16. MOBILE HOMES. Notwithstanding any restrictions, terms or conditions as set forth in the original Building Restrictions dated October 16, 1985, said Building Restrictions are hereby amended to allow mobile homes that meet the following criteria: (a) All mobile homes must have a total square footage of a minimum of 700 square feet; (b) all mobile homes must be skirted; and (c) all mobile homes must be made in 1980 or after unless approved by the Architectural Control Committee.

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PLAT A-16

103134 BK 291