



A Limited Liability Company

Specializing in forest, recreation and agricultural properties

LAND FOR SALE

SITE: 2.8 Acres, More or Less

PRICE: \$20,000.00

LEGAL DESCRIPTION: 2.8 acres, more or less, lying in Section 9, Township 5 South, Range 4 West, Allen Parish, Louisiana being further described as all of Block one of Ryder Subdivision being Lots, 1, 2, 3, 4, 5, 6, 7, 8, and 9 less and except a right-of-way for La Hwy 26. Map attached for greater certainty.

LOCATION: Located approximately ½ mile from the Oberlin City Limits.

GPS COORDINATES: -92.789241 Longitude
30.626534 Latitude

DIRECTIONS: From the intersection of U S Hwy 165 South and Louisiana Hwy 26 in Oberlin, travel west on Louisiana Hwy 26 approximately 1.8 miles, the property is on the left. See maps for more details.

ACCESS: The property fronts Louisiana Hwy 26. See maps.

PRESENT USE: Vacant/Timber Production

POTENTIAL USES: Rural residential

UTILITIES: Utilities include: Electricity, telephone, and community water. Sewer is handled by private systems.

Note: Baker Agri-Forest Properties, LC makes no representation of utility availability – Purchaser should contact the various utility providers for availability information.

SOILS: Crowley-Vidrine Complex, 0 to 1% Slopes -- Class III
Guyton-Messer Complex, 0 to 1% slopes Class IV

TOPOGRAPHY: Level to Nearly Level

FLOOD ZONE: According to Preliminary Federal Emergency Management Agency map Community Panel Number 22003C0250D dated 12/14/23, the property lies in Zone X which is outside the 100-year flood plain or flood plain not determined.

The information above is provided for guidance only and is not guaranteed. Baker Agri-Forest Properties, LLC recommends purchaser get official determination prior to purchasing.

MINERALS: Minerals owned by Seller will be reserved and are not included in this offering.

LEASES: None

DISCLOSURE: The property will be conveyed "AS IS" with no warranties. Specific language will be inserted in both the purchase agreement and the Act of Sale.

REMARKS: This is a small timbered tract land with an abundance of road frontage relative to its size. Has mature pine timber. Suited for rural residential use.

INFORMATION ASSUMED TO BE CORRECT - NOT GUARANTEED

FOR MORE INFORMATION, CONTACT
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