



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

Property Information Sheet

DATE: November 7, 2024

ACREAGE: Three (3) lots on Hazmuka Road to be sold individually.

LIST PRICE: Lot 1 (3.285 acres): \$52,500.00
Lot 2 (3.765 acres): \$57,500.00
Lot 3 (4.244 acres): \$65,000.00

LEGAL DESCRIPTION: Lots 1-3 of the David Jones' Minor Subdivision being part of the NE ¼ of Section 4, T4N-R2E, Rapides Parish. Said lots being more particularly depicted on a certificate of survey by Stephen Barrett Gremillion, PLS, dated 8/26/24.

LOCATION: The property is located on Hazmuka Road, which is south of LA Hwy 28.

DIRECTIONS: From the intersection of LA Hwy 28 and LA Hwy 116 (Esler Field Road), which is east of Pineville, proceed east on LA Hwy 28 a distance of about 2 miles to the intersection with Hazmuka Road. Turn right (south) on Hazmuka Road and proceed a distance of about 1.37 miles to the north property line Lot 1. Lots 2&3 lie south of Lot 1.

GPS COORDINATES: Lat: 31.3560658
Long: 92.2625605

ACCESS: All 3 tracts adjoin Hazmuka Road.

- MINERALS:** Seller will convey 100% of mineral rights owned and 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.**
- SPECIAL NOTES:** The lot corners are monumented with metal t-posts and the information for each respective corner is written on pink flagging on the t-post. The back line (west line) of each lot is the back side of the power line and pipeline rights-of-way.
- SPECIAL NOTICE:** Any interested buyer should be aware that the lots are subject to any regulations, requirements or fees by the Rapides Planning Commission or any other political subdivisions in connection with the development of the property for residential use.
- 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.

Building and use restriction for David Jones Subdivision

The following restrictions shall apply to all three lots of David Jones Subdivision.

- 1) Individual lots may not be re-subdivided.
- 2) Properties restricted to one site constructed home with a minimum square footage of 1,500 square feet (heated/cooled) per lot.
- 3) Commercial establishments are prohibited and use is limited to residential purposes only.
- 4) Minimum set back distance of 75' for residence.
- 5) Out buildings may be constructed on the lot but shall be located no closer to the road than the wall of the home construction that is farthest from said road.

These restrictions shall remain in place unless deviations or changes are approved by all of the then current owners of the lots.