



A Limited Liability Company

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Licensed by Louisiana Real Estate Commission, USA

Property Information Sheet

DATE: November 26, 2024

ACREAGE: 80 Acres, +/-

PRICE: \$325,000.00 (\$4,062.50/Acre) cash at closing

LEGAL DESCRIPTION: Located in the NE ¼ of the NW ¼ and the NW ¼ of the NE ¼, Section 21, Township 11 North, Range 5 East, Catahoula Parish, LA.

LOCATION: Located approximately 4.6 miles northwest of Enterprise, LA and approximately 12.0 miles southeast of Grayson, LA.

DIRECTIONS: From the intersection of US Hwy 165 and LA Hwy 126 intersection in Grayson, LA., take LA Hwy 126 south for approximately 9.25 miles to North Fork Lodge HC Road. North Fork Lodge HC Road is a private gated road which can be accessed for inspection with a Baker Agri-Forest Properties, LLC sales agent. Please refer to the attached maps.

GPS COORDINATES: Longitude: -91.959
Latitude: 31.923

ACCESS: Access is across a private gated road and woods roads to arrive at the west line of the property.

CURRENT/POTENTIAL USES: Recreation, timber & investment.

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

TOPOGRAPHY: Moderate to steep slopes.

SOILS: Bayoudan clay, 5-40% slopes 46.5 acres
Alligator clay, 0-1% slopes 33.5 acres

TIMBER: This stand consists of a natural pine and hardwood mix. The stand is weighted heavily towards mature pine sawtimber.

In April of 2015, Baker Land & Timber Management, Inc. (BLTMI) did a 10% sample estimate for sawtimber and a 5% sample estimate for pulpwood. These cruise numbers were extrapolated to September 1, 2017 by BLTMI and listed below is the estimated timber volumes by product class.

Pine Sawtimber	- 5,787 Tons
Pine Pulpwood	- 1,930 Tons
Hardwood Sawtimber	- 897 Tons
Hardwood Pulpwood	- 1,559 Tons

Note: Timber volume estimates were derived using locally accepted timber cruise methodology and utilization standards. Timber volumes are provided for reference only and are not guaranteed.

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
DONALD BAKER, MELANIE BLANCHARD, OR ROBERT TASSIN**

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VISIT OUR WEBSITE: www.bakeragproperties.com

Specializing in forest, recreation and agricultural properties