



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 Commission, USA

### Property Information Sheet

**DATE:** November 26, 2024

**ACREAGE:** 80 Acres, +/-

**PRICE:** \$135,000.00 (\$1,687.50/Acre) cash at closing

**LEGAL DESCRIPTION:** Located in the SE ¼ of the SE ¼, Section 12, Township 10 North, Range 5 East and the SW ¼ of the SW ¼, Section 7, Township 10 North, Range 6 East, Catahoula Parish, LA.

**LOCATION:** Located approximately 3.6 miles southwest of Enterprise, LA and approximately 7.4 miles northwest of Harrisonburg, LA.

**DIRECTIONS:** From the intersection of LA Hwy 124 and Old Columbia Road just north of Harrisonburg, LA., take Old Columbia Road in a northwesterly direction for approximately 11 miles to Catahoula Church Road. Travel north on Catahoula Church Road for approximately 1.7 miles to an unnamed private gated road on your east. This unnamed private gated road can be accessed for inspection with a Baker Agri-Forest Properties, LLC sales agent. Please refer to the attached maps.

**GPS COORDINATES:** Longitude: -91.908  
Latitude: 31.856

**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.

---

*Specializing in forest, recreation and agricultural properties*

TOPOGRAPHY: Moderate to steep slopes.

SOILS: Alaga-Smithdale-Briley association 5-40% slopes - 80 acres

TIMBER: This stand consists of a natural pine and hardwood mix. The stand had a marked log thinning performed on it +/- 12 years ago. A tornado moved through the area +/- 7 years ago and damaged some of the residual stand

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	- 1,225 Tons
Pine Pulpwood	- 233 Tons
Hardwood Sawtimber	- 1,541 Tons
Hardwood Pulpwood	- 714 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, ROBERT TASSIN OR MELANIE BLANCHARD  
@ (318) 473-8751  
VISIT OUR WEBSITE: [www.bakeragproperties.com](http://www.bakeragproperties.com)**

---

*Specializing in forest, recreation and agricultural properties*