



Glen Stephens
161 Robin Hood Road
Dry Prong, Louisiana 71423
Phone: (318) 448-1594
Cell: (318) 729-7979
E-mail: glen@forestland.com

Land & Timber Specialists
www.forestland.com

March 15, 2021

Kevin Daugherty
P. O. Box 382
Urania, Louisiana 71480
Phone: (318) 827-5748
Cell: (318) 312-1240
E-mail: kevin@forestland.com

VERNON PARISH LAND FOR SALE

Timber Investment & Hunting Tract Located Near Simpson, LA

LOCATION: This property is located just off LA Highway 465, approximately 2 miles southeast of Simpson, Louisiana. The access road is located across LA 465 from Pine Island Cemetary. It is approximately 2 miles southeast of the intersection of LA Highway 8 and 465 and approximately 5 miles west of the intersection of LA Highway 28 and 465.

ACCESS: Access to the tract is via a woods road, across J. A. Bentley Lumber Company land. The southwest corner is approximately 700' from LA 465. Though the property has no deeded access, the neighboring landowner has been very cooperative in allowing access for logging in the past.

LEGAL DESCRIPTION: 160 acres +/-, being the West ½ of Northwest ¼, Southeast ¼ of Northwest ¼, and Northwest ¼ of Southwest ¼; Section 10; Township 3 North, Range 6 West; Vernon Parish, Louisiana.

TIMBER: Much timber consists of a well-stocked 30 year-old pine plantation. Mims Creek runs through the tract and contains a mixed stand of hardwood species. The pine timber was thinned in 2009 and is currently ready to be thinned again. We performed a 2.5% cruise in March of 2021 and our estimate of current timber volumes are as follows:

Pine Sawtimber	7,134 tons
Pine Chip-n-saw	1,926 tons
Pine pulpwood	1,710 tons
Pine Topwood	1,195 tons
Hardwood Pulpwood	731 tons

These timber volumes merely represent our estimate and it is strongly recommended that potential buyers obtain their own independent timber appraisal.

UTILITIES: Unavailable



MINERALS: This property is offered for sale with the sellers reserving one-half (50%) of the mineral rights (oil, gas and associated hydrocarbons). However, all surface rights will transfer to the buyer.

PRICE: \$472,000 (\$2,950/acre)

FOR MORE INFORMATION CALL KEVIN DAUGHERTY OR GLEN STEPHENS AT
THE NUMBERS SHOWN ABOVE.

VISIT OUR WEBSITE: www.forestland.com

INFORMATION ASSUMED TO BE CORRECT, BUT IS NOT GUARANTEED

ForestLand Associates, LLC has attempted to present the facts regarding this property in a fair and accurate manner. However, it should be noted that ForestLand Associates, LLC and its agents are acting only as real estate broker in this matter and are not licensed to perform services as a surveyor, attorney or property inspector. Accordingly, it cannot be responsible for any title, survey, boundary or acreage problems; any defects in the property, hidden or apparent; environmental or flooding problems; zoning, building or wetland restrictions, easements, or any other limitations preventing the full use of the property; or the suitability of the property for any specific purpose. All information herein including maps and timber estimates are provided as a courtesy to potential buyers who should make their own determination regarding the accuracy thereof. Neither the sellers, ForestLand Associates, LLC, nor their agents warrant the accuracy, adequacy or completeness of any information contained herein.