



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

April 19, 2021

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

LAND FOR SALE IN NORTHERN RAPIDES & SOUTHERN NATCHITOCHE PARISHES

204 Acres of Timber & Hunting Land with Residential Potential

LOCATION: This property is located in the Marco community a few miles southwest of Colfax on the west side of the Red River near Lock & Dam No. 3. Louisiana Highway 490 and Litton Nugent Road provide good access to the property.

SUMMARY: With excellent access, utility lines present, established timber stands and varying topography, the tract has good potential for multiple uses including timber investment, hunting and use as a homesite or camp.

ACCESS: The property has over one-half mile of frontage on Litton Nugent Road which extends out to Highway 490.

UTILITIES: Powerlines are present to serve the nearby residences. Other utilities may be available too. We recommend checking the availability of utilities prior to purchase if that is important to you.

TIMBER: Approximately 118 acres contain a well-stocked 13 year old plantation of genetically improved loblolly pines that are nearing the size for the first thinning. The remaining acreage is in wetter-natured areas and contain a natural stand of hardwoods and pines of varying sizes. The secluded nature of much of the property and variable timber stands provide excellent hunting potential including deer, turkey and small game.

LEGAL DESCRIPTION: Lot 1 and the southern portion of Lots 2 and 3 as shown on the plat of the Crager partition by R. E. McKnight, surveyor, located in Sections 49 and 51, Township 6 North, Range 4 West, Rapides & Natchitoches Parishes, Louisiana. NOTE: The tract is assessed in Natchitoches Parish only. Call Kevin to get a copy of the McKnight survey and more detailed legal descriptions.

The acreage shown herein was taken from the Natchitoches Parish tax assessment. If the buyer wants to have the property surveyed prior to closing, the sale price can be adjusted on a per acre basis to reflect the acreage as determined by a Registered Surveyor.



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: \$520,200 (\$2,550/acre)

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

**Also, check out our website, www.forestland.com,
for information on other properties we have for sale.**

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.