



Land & Timber Specialists
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RAPIDES PARISH LAND FOR SALE

64.5 Acres of Timber & Hunting Land with Residential Potential Located Near Lena

LOCATION: This property is located just off La. Highway 1, approximately 20 miles from Alexandria and 30 miles from Natchitoches.

SUMMARY: With legal access, established timber stands and varying topography, the tract has good potential for producing timber income, outdoor recreation and use as a homesite or camp.

ACCESS: Legal access to the tract is provided by a graded road located on a 30-foot right-of-way (ROW) as shown on the enclosed aerial photo. The ROW document also grants a 30-foot ROW along part of the property's northern boundary to provide access to an adjoining owner's property. A copy of the ROW document is available by request.

UTILITIES: The 30-foot ROW can be also be used for utility lines from the highway to the property. We recommend checking the availability of utilities prior to purchase if they are desired.

TIMBER: Approximately 24 acres in the northeastern part of the property contains a well-stocked 15 year old plantation of genetically improved loblolly pines that is nearing the size for the first thinning. The remaining 40.5 acres contains a mixed stand of pines and hardwoods of varying sizes. This secluded portion of the property provides good hunting potential including deer, turkey and small game. A few acres near the southeast corner holds water and may attract wood ducks.

LEGAL DESCRIPTION: The W 1/2 of a 43-acre tract known as the Silas Beebe tract located in the SW/4 of SW/4 and SW/4 of SE/4, Section 35, Also, that portion of the NE/4 of NE/4 and NW/4 of NE/4 that lies northeast of the railroad, Section 2, T6N, R4W, Rapides Parish, Louisiana, containing a total of 64.5 acres, more or less. The tax assessor's records show the tract having 69.5 acres, but we found a calculation error in their description and confirmed the acreage to be approximately 64.5 acres by using a mapping program. 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.

FIRST REFUSAL: Years ago the owner granted a Right of First Refusal to a potential buyer. Therefore, when we have a signed buy-sell agreement with a prospective buyer, we are required to offer the property at the same price to another party. We feel it is highly unlikely that they will be interested because they have already rejected our offer to sell it to them, but we are legally required to make them the offer.

PRICE: \$161,250 (\$2,500/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.