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**LAND FOR SALE NEAR UNION HILL IN SOUTHWEST RAPIDES PARISH  
+/- 37 Acres Suitable for Residential, Recreation and/or Timber Investment**

**LOCATION:** This property is located about 1/2 mile east of Union Hill of on LA Highway 113.

**DETAILS:** This property offers the potential for one of more homesites, enough acreage for hunting and other outdoor recreation, and a nice stand of timber that's ready for harvest. It has approximately 980' of frontage on LA Highway 113 and utilities are available.

**TIMBER:** Much of the tract contains a stand of pine chip-n-saw that is ready to be thinned. The remainder of the timber is mature pine and hardwood.

**LEGAL DESCRIPTION:** 37 Acres in the SW/4 of the SW /4 NW/4 of Section 6, Township 1 South, Range 3 West, Rapides Parish, Louisiana

The acreage shown herein was estimated using a 1973 survey plat and a computer 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 all (100%) of the mineral rights (oil, gas and associated hydrocarbons). However, all surface rights will transfer to the buyer.

**PRICE:** \$162,800

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

**Also, check out our website, [www.forestland.com](http://www.forestland.com),**



for information on other properties we have for sale.

**\*INFORMATION ASSUMED TO BE CORRECT, BUT IS NOT GUARANTEED\***

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