



Land & Timber Specialists

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RAPIDES PARISH LAND FOR SALE

50 Acres of Residential & Timberland Located Near Melder, Louisiana

DESCRIPTION: This heavily wooded property is located just west of Melder and has frontage on La. Highway 112 and Durand Road. It has well-drained upland areas with utilities available which would make nice rural homesites. The southern end borders on beautiful Spring Creek and has excellent hunting potential.

UTILITIES: Cleco powerlines are located along the highway and down Durand Road on the east side of the property. The EMC Water System and AT&T phone lines are also present in the area. We recommend checking with these companies to insure the availability of utilities if that is important to you..

TIMBER: Most of the upland portions of the property contain a thick stand of pine trees that are over 30 years old. The creek bottom near Spring Creek has mixed hardwoods and scattered pines of various sizes. There has been no timber cruise or appraisal, but the timber does contribute to the value of the property. It also provides good hunting potential including deer, turkey and small game.

DISCLOSURES: This is a unique property and there are a few things that interested parties buyers should know about before purchase. They are discussed in more detail in the separate Disclosure Information package that is available for download separately.

1. The owners' title to Parcels B and C shown on the enclosed map is based on the owners' and their family's possession of them for 70+ years. Those portions were left off of the legal description when the property was originally purchased in 1950, but have been possessed by the same family since that time. The owners will transfer title to these portions without warranty of title. The title to Parcel A is completely clear and the buyer will get a full warranty title to that portion.

2. The acreages shown are based on calculations by professional mapping software, not a survey. The Tax Assessor shows the total to be 50 acres, which matches our calculated acreage. Should the purchaser have the property surveyed by a Registered Surveyor prior to closing, the price can be adjusted on a per-acre basis to reflect the surveyed acreage.

Individual Members:



3. The bottomland portion near Spring Creek is shown as being in a flood zone and may also contain wetlands as defined in the various rules and regulations. Our research indicates that none of these regulations prohibit the thinning of timber or exercise of most normal landowner rights, but prospective buyers should acquaint themselves with the rules and regulations to be sure they do not conflict with their intended use of that portion of the property.

4. Spring Creek is part of the Scenic Rivers program designed to maintain water quality and scenic beauty. One of the regulations that effect all landowners along such streams is that timber within 100 feet of the stream can be thinned, but not clearcut. We encourage prospective buyers to get details from some of the websites dedicated to that subject.

LEGAL DESCRIPTION: The property is located in the SE ¼ of SE ¼, Section 27; the NW ¼ of NE ¼, Section 34; and the SW ¼ of SW ¼, Section 26, Township 2 North, Range 3 West, Rapides Parish, Louisiana. Detailed legal descriptions for each of the three parcels are included in the affidavits which are part of the Disclosure Information package that is available to download separately.

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

PRICE: \$189,500

FOR MORE INFORMATION CONTACT GLEN STEPHENS AS 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 professionals and are not licensed to perform services as a surveyor, attorney or property inspector. Accordingly, they 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.