



Land & Timber Specialists  
[www.forestland.com](http://www.forestland.com)

Glen Stephens  
161 Robin Hood Road  
Dry Prong, Louisiana 71423  
Phone: (318) 448-1594  
Cell: (318) 729-7979  
E-mail: [glinstphns@gmail.com](mailto:glinstphns@gmail.com)

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

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## CALDWELL PARISH LAND FOR SALE

### 56-Acres Homesite/Hunting/Timber Located Near Cotton Plant, LA

**LOCATION:** This property is located at the intersection of LA Highway 126 and Holly Hill Road, approximately 10 miles east of Grayson. It is located in Section 16, T13N, R2E, Caldwell Parish, Louisiana.

**DESCRIPTION:** The tract has approximately 2,100' of frontage on LA Highway 126 and approximately 1,400' of frontage on Holly Hill Road (Parish Rd.). The northeast portion has excellent potential for a rural homesite. Other uses include hunting and timber production.

**TOPOGRAPHY & SOILS:** The tract has gently rolling topography. The highest portion is in the northeast corner, adjacent to the highway. A small drain runs through the south - west and middle portions. The USDA Soil Survey indicates that the soils on the east side are Sacul fine sandy loam and Sahannah-sacul on the west.

**TIMBER:** The timber consists of a mix of pine and hardwood, most of which is pulpwood size.

**UTILITIES:** Electricity and community water appear to be available. To confirm availability for your intended use we recommend contacting the providers.

**MINERALS:** This property is offered for sale with the seller conveying 50% of the mineral rights (oil, gas and associated hydrocarbons). 50% will transfer to the buyer.

**PRICE:** \$140,000.00 (\$2,500/ac)

**DIRECTIONS:** From the intersection of US Highway 165 and LA Highway 126 in Grayson, travel approximately 11 miles to the east boundary.



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

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

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