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## LAND FOR SALE NEAR UNION HILL IN SOUTHWEST RAPIDES PARISH

### 10.5 Acres +/- Excellent Potential for Rural Homesite

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

**DETAILS:** The property has approximately 665' of frontage on LA Highway 113 and approximately 415' on Jessie Johnson Road. Utilities are available.

**TIMBER:** The timber consists primarily of mature pine and hardwood.

**LEGAL DESCRIPTION:** 10.5 Acres in the SE/4 of SE/4 of Section 1, Township 1 South, Range 4 West, Rapides Parish, Louisiana

The acreage shown herein was taken from the Rapides Parish tax assessment. A 1973 survey plat has it as 10.7 acres. 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:** \$78,750

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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