



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

Glenn Austin
P. O. Box 382
Urania, Louisiana 71480
Phone: (318) 792-0527
E-mail: austinglenn@yahoo.com

Land & Timber Specialists
www.forestland.com

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LASALLE PARISH LAND FOR SALE
80-ACRE TIMBER INVESTMENT AND HUNTING PROPERTY

LOCATION: The property is located approximately 4 miles from the community of Rosefield, Louisiana, and 1/4 mile Southwest of the intersection of LA Hwy 126 and Tarver Road.

DETAILS: This tract offers an excellent combination of timber production and hunting potential in a quiet, secluded setting. Access is suitable for future logging, and the property supports strong populations of deer, turkey, and feral hogs. Two well-defined Streamside Management Zones (SMZs) contain mature white oak and red oak, providing consistent acorn production and enhancing overall wildlife habitat.

ACCESS: The tract is reached via a long-standing access route from Tarver Road across Ozark Mountain Timber Company property. Although this access is not deeded, the adjoining landowner has consistently been cooperative, including allowing passage and logging access in prior operations. Prospective buyers should verify access to their own satisfaction.

LEGAL DESCRIPTION: South 1/2 of Northeast 1/4 of Section 27, Township 11 North, Range 4 East, LaSalle Parish, Louisiana.

TIMBER: The tract supports a genetically improved loblolly pine plantation approximately 22 years of age. It was thinned in 2023 and is projected to be ready for an additional thinning in 3–5 years. This stand offers strong growth potential and represents an excellent long-term timber investment.

MINERALS: This property is offered for sale with the seller reserving all (100%) of the mineral rights (oil, gas, and associated hydrocarbons).

PRICE: \$224,000

SHOWING IS BY APPOINTMENT ONLY. FOR MORE INFORMATION OR TO SCHEDULE A SHOWING, CALL GLENN AUSTIN (LISTING AGENT) AT THE NUMBERS SHOWN ABOVE.

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INFORMATION ASSUMED TO BE CORRECT, BUT IS NOT GUARANTEED

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