

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



*A Louisiana licensed
real estate brokerage!*

January 21, 2026

WINN PARISH LAND FOR SALE HIGH-VALUE TIMBER WITH RURAL HOMESITE POTENTIAL

42 +/- ACRES

DETAILS: This very rural property is located between Olla and Sikes, Louisiana, just off LA Highway 126, with approximately 1,500 feet of frontage on Jim Tom Mayes Road. The tract is priced with consideration given to the volume and quality of standing timber, making it well suited for buyers seeking both land ownership and existing timber value. A meaningful portion of the property's overall value is represented by the mature pine and hardwood timber currently on the tract.

The tract offers an excellent combination of productive timberland, recreational use, and long-term land investment potential. The property supports a well-stocked stand of mature pine and hardwood timber, within reasonable haul distance to multiple area mills, positioning it well from a harvest and management standpoint.

The parish gravel road frontage provides good access for timber harvests and general property use. The land features gently rolling terrain and fine sandy loam soils that are moderately well drained, contributing to good logging conditions throughout much of the property. In addition to its timber value, the property offers good hunting opportunities.

While the location is remote, the tract does offer potential for one or more secluded home or campsites for those seeking privacy, quiet, and a true "off-the-grid" setting. Overall, this is a well-rounded rural property suited for timber investors, recreational buyers, or landowners looking for a peaceful piece of productive ground with beautiful timber.

LEGAL DESCRIPTION: Public records describe the tract as containing approximately 44 acres; a survey plat provided by the seller reflects a surveyed acreage of 42.049 acres. **Buyers should verify acreage to their own satisfaction.** The following legal description is excerpted from an Act of Donation dated July 15, 2020, recorded in Book 323, Page 840 of the Conveyance Records of Winn Parish, Louisiana.



All of that part of the North Half of the Southwest Quarter of the Southeast Quarter, Section 21, Township 12 North, Range 1 East, lying and being South and West of the North side of the Hinton Camp Road, said road traversing the Southwest corner of said 20; ALSO the South Half of the Southwest Quarter of the Southeast Quarter of Section 21, Township 12 North, Range 1 East, SAVE AND EXCEPT: 2 acres belonging to T. F. Gough, being 70 yards East and West by 140 yards North and South, adjacent to and South of Hinton Camp Road and adjacent to the West line of said 20, the property conveyed herein amounting to 21 acres, more or less.

And

North 23 acres of the Northwest Quarter of the Northeast Quarter of Section 28, Township 12 North, Range 1 East, Winn Parish, Louisiana.

TIMBER: The property supports a mature stand of pine and hardwood timber, offering flexibility for continued management, harvest, or enjoyment as a heavily forested tract.

A timber volume estimate has been prepared by the listing broker based on field sampling and professional judgment. This estimate is provided for informational purposes only and is not a guarantee of timber volume or value. Actual harvested volumes and values may vary due to market conditions, utilization standards, logging methods, and operational considerations. Prospective buyers are encouraged to conduct their own due diligence.

ACCESS: The tract is accessed directly from the Jim Tom Mayes Road, a parish gravel road. Approximately 1,500 feet of frontage allows for practical timber operations, as well as potential home site locations.

UTILITIES: Community water and electricity are believed to be available. Buyers should confirm availability for their intended use

MINERALS: The seller intends to retain mineral ownership (oil, gas, and associated hydrocarbons). Any modification to the mineral ownership, if applicable, will be addressed in the purchase agreement.

PRICE: \$189,000.00

DIRECTIONS: From the intersection of LA Highway 126 and Jim Tom Mayes Road, travel south on Jim Tom Mayes Road approximately 500' to the north boundary of the property.

FOR MORE INFORMATION CONTACT KEVIN DAUGHERTY AT THE NUMBER OR
EMAIL ADDRESS SHOWN ABOVE.

VISIT OUR WEBSITE: www.forestland.com

INFORMATION ASSUMED TO BE CORRECT, BUT IS NOT GUARANTEED

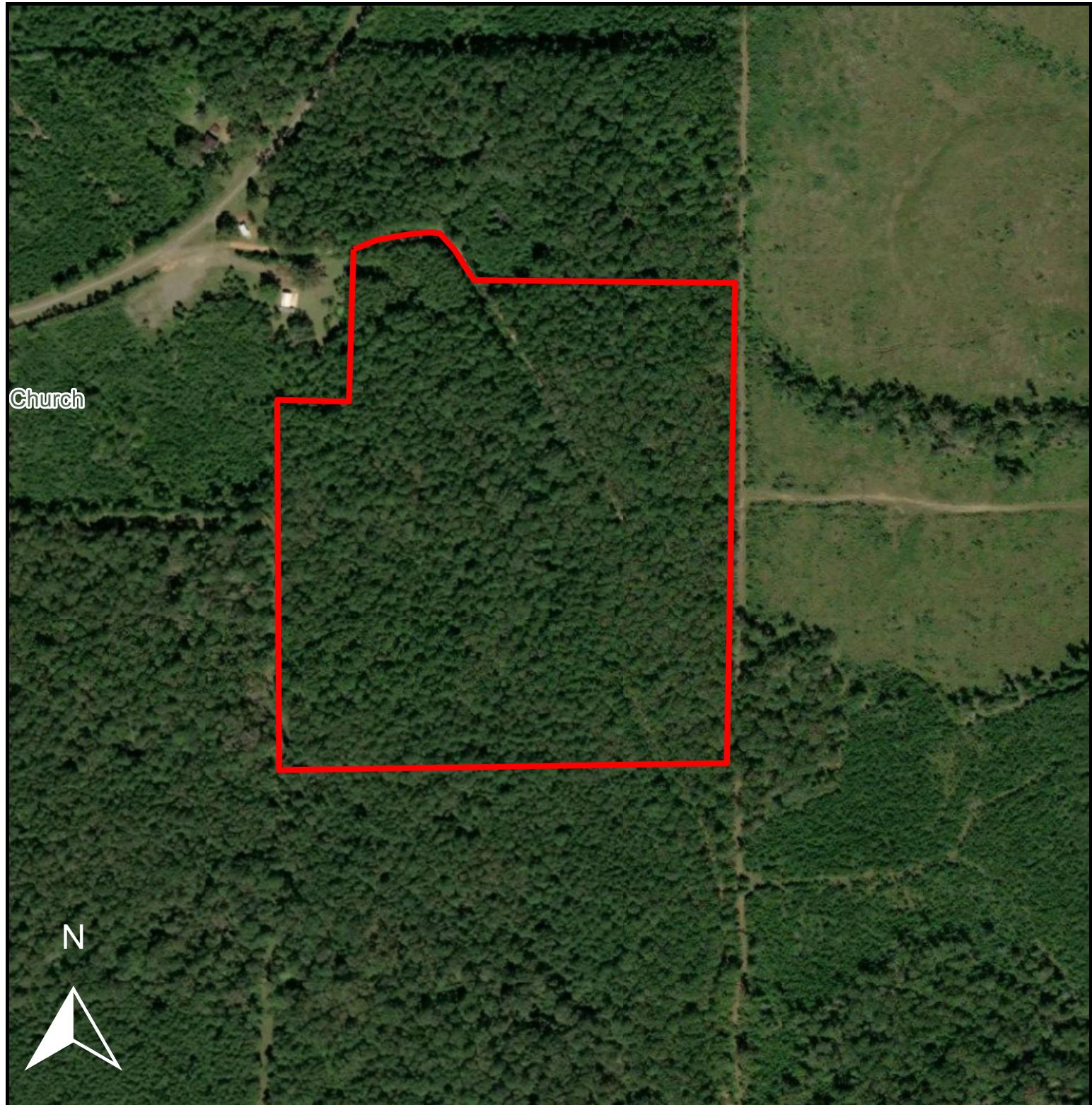
ForestLand Associates, LLC has attempted to present the facts regarding this property in a fair and accurate manner. However, it should be noted that ForestLand Associates, LLC and its agents are acting only as real estate broker in this matter and are not licensed to perform services as a surveyor, attorney or property inspector. Accordingly, it 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.





**Jim Tom Tract
42 +/- Acres
Winn Parish, LA**

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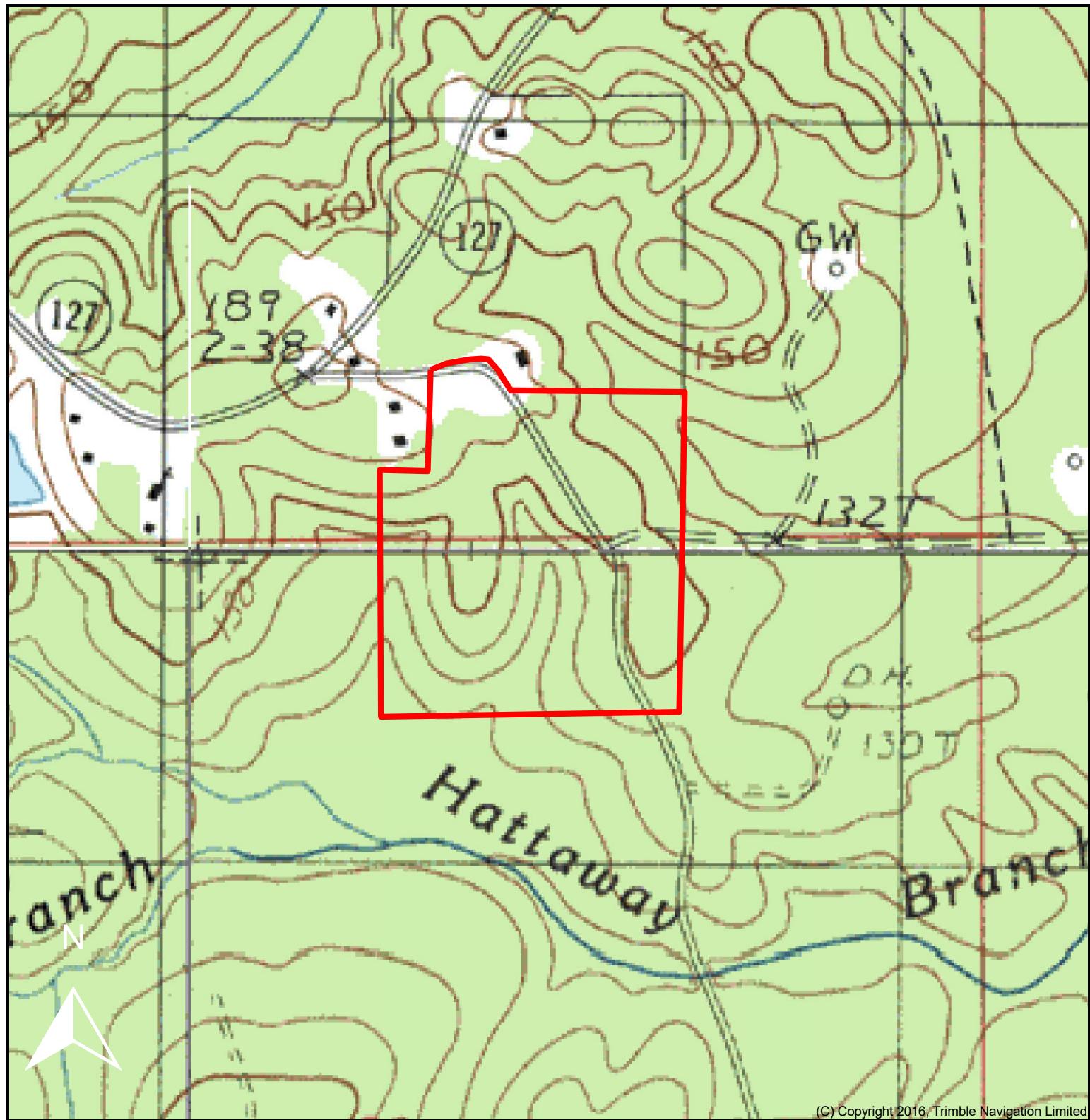
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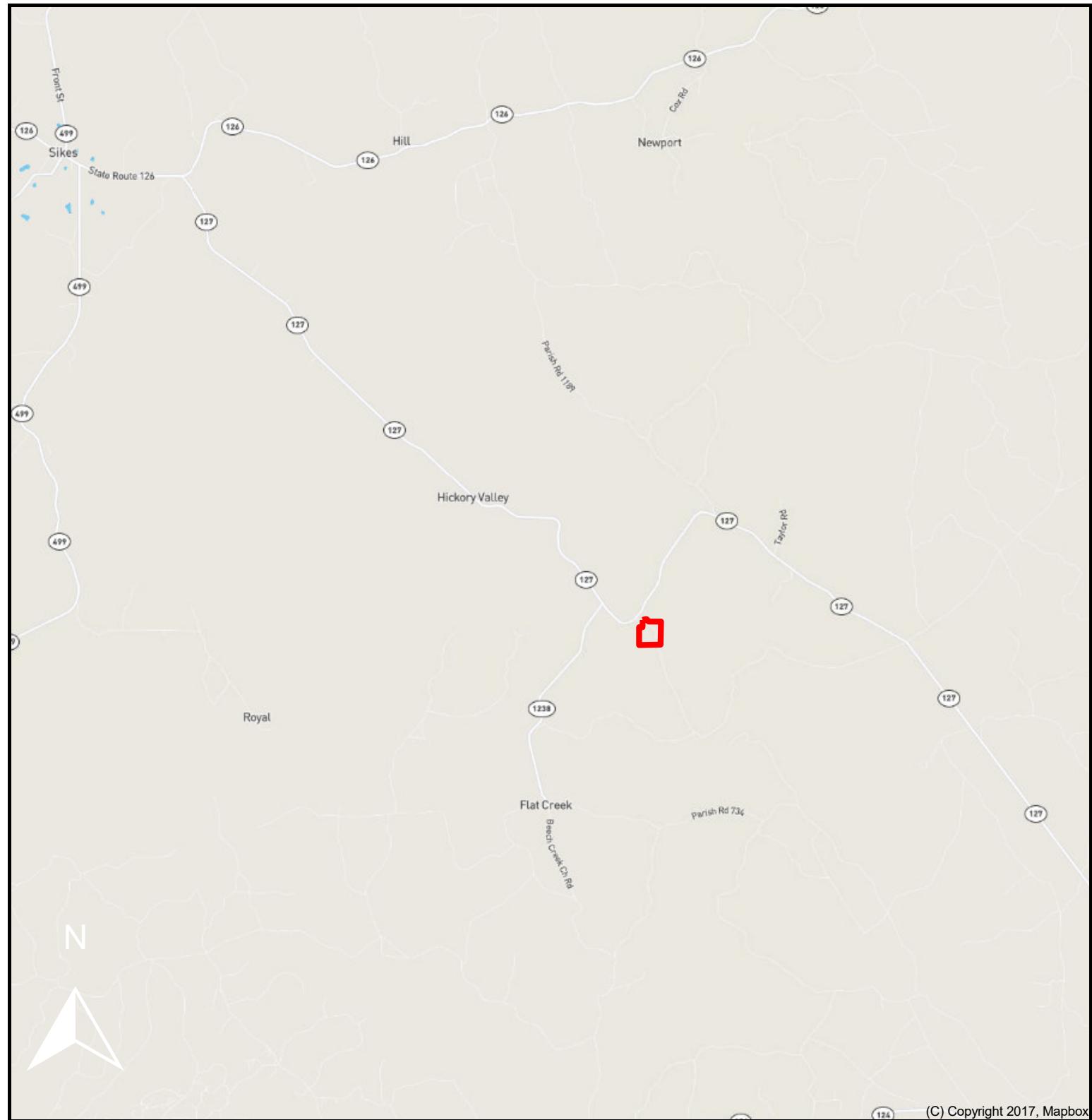


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Timber volumes shown are estimates prepared by the listing broker based on field sampling and professional judgment. Estimates are provided for informational purposes only and are not a guarantee of timber volume or value. Actual results may vary due to utilization standards, logging methods, mill specifications, and market conditions. Buyers should conduct their own due diligence.

42 +/- Acres Located in Sections 21 & 28: T12N, R1E, Winn Parish, LA

ForestLand Associates, LLC
Land & Timber Specialists
P. O. Box 382
Urania, Louisiana 71480

October 17, 2025

Sawtimber volumes and numbers of trees are based on a 10 percent tally and volumes are given in board feet, Doyle scale.

PINE SAWTIMBER

FC: 80	1 Log		1.5 Logs		2 Logs		2.5 Logs		3 Logs		3.5 Logs		4 Logs		4.5 Logs		5 Logs		Totals / DBH Class	
	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	#	Trees	Vol.
Dbh	Trees	Vol.	Trees	Vol.	Trees	Vol.	Trees	Vol.	Trees	Vol.	Trees	Vol.	Trees	Vol.	Trees	Vol.	Trees	Vol.		
10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	30	1560	30	2010	20	1640	30	2790	20	2080	30	3270	0	0	0	0	0	0	160	13350
16	30	2310	70	7070	30	3750	50	7150	50	8050	40	6960	30	5580	0	0	0	0	300	40870
18	30	3240	40	5760	30	5370	40	8240	60	14040	110	27940	40	10920	0	0	0	0	350	75510
20	10	1440	20	3860	40	9680	30	8460	30	9630	70	24360	0	0	0	0	0	0	200	57430
22	0	0	10	2500	10	3150	20	7360	70	29400	30	13740	0	0	0	0	0	0	140	56150
24	0	0	10	3140	50	19850	0	0	10	5360	20	11660	0	0	0	0	0	0	90	40010
26	10	2820	0	0	0	0	20	11520	10	6630	0	0	0	0	0	0	0	0	40	20970
28	0	0	0	0	0	0	20	14000	0	0	0	0	0	0	0	0	0	0	20	14000
30	0	0	0	0	10	7030	0	0	0	0	0	0	0	0	0	0	0	0	10	7030
32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUMS	110	11370	180	24340	190	50470	210	59520	250	75190	300	87930	70	16500	0	0	0	0	1310	325320
	Average volume per tree=										Estimated pulpwood in tops=									
	248										108 standard cords									
											289 tons									
	1,952 tons																			

RED OAK SAWTIMBER

FC: 78	1 Log		1.5 Logs		2 Logs		2.5 Logs		3 Logs		TOTALS									
	#	#	#	#	#	#	#	#	#	#	#									
Dbh	Trees	Vol.	Trees	Vol.	Trees	Vol.	Trees	Vol.	Trees	Vol.	Trees									
14	0	0	0	0	0	0	0	0	0	0	0	0								
16	50	3600	50	4700	10	1160	0	0	0	110	9460	0								
18	0	0	40	5280	30	4920	10	1900	10	2150	90	14250	0							
20	10	1350	30	5400	0	0	10	2610	0	0	50	9360	0							
22	0	0	30	7020	10	2950	0	0	0	0	40	9970	0							
24	0	0	0	0	0	0	0	0	0	0	0	0	0							
26	0	0	0	0	0	0	0	0	0	0	0	0	0							
28	0	0	0	0	0	0	0	0	0	0	0	0	0							
30	10	3760	0	0	0	0	0	0	0	0	10	3760	0							
32	0	0	0	0	0	0	0	0	0	0	0	0	0							
SUMS	70	8710	150	22400	50	9030	20	4510	10	2150	300	46800	0							
	409 tons																			

WHITE OAK SAWTIMBER

FC: 78	1 Log		1.5 Logs		2 Logs		2.5 Logs		3 Logs		TOTALS									
	#	#	#	#	#	#	#	#	#	#	#									
Dbh	Trees	Vol.	Trees	Vol.	Trees	Vol.	Trees	Vol.	Trees	Vol.	Trees									
14	0	0	0	0	0	0	0	0	0	0	0	0								
16	10	720	0	0	0	0	0	0	10	1160	0	0								
18	0	0	0	0	0	0	0	0	0	0	0	0								
20	10	1350	0	0	10	2250	0	0	0	0	20	3600	0							
22	0	0	0	0	0	0	0	0	0	0	0	0	0							
24	10	2160	0	0	0	0	0	0	0	0	10	2160	0							
26	0	0	0	0	0	0	0	0	0	0	0	0	0							
28	0	0	0	0	0	0	0	0	0	0	0	0	0							
30	0	0	0	0	0	0	0	0	0	0	0	0	0							
32	0	0	0	0	0	0	0	0	0	0	0	0	0							
SUMS	20	2070	20	4940	10	1160	0	0	0	0	0	50	8170							
	71 tons																			

MISC SAWTIMBER

FC: 78	1 Log		1.5 Logs		2 Logs		2.5 Logs		3 Logs		TOTALS									
	#	#	#	#	#	#	#	#	#	#	#									
Dbh	Trees	Vol.	Trees	Vol.	Trees	Vol.	Trees	Vol.	Trees	Vol.	Trees									
14	0	0	0	0	0	0	0	0	0	0	0	0								
16	10	720	0	0	0	0	0	0	10	720	0	0								
18	0	0	0	0	0	0	0	0	0	0	0	0								
20	10	1350	0	0	10	2250	0	0	0	0	20	3600	0							
22	0	0	0	0	0	0	0	0	0	0	0	0	0							
24	10	2160	0	0	0	0	0	0	0	0	10	2160	0							
26	0	0	0	0	0	0	0	0	0	0	0	0	0							
28	0	0	0	0	0	0	0	0	0	0	0	0	0							
30	0	0	0	0	0	0	0	0	0	0	0	0	0							
32	0	0	0	0	0	0	0	0	0	0	0	0	0							
SUMS	30	4230	0	0	10	2250	0	0	0	0	40	6480	0							
	57 tons																			

Pulpwood volumes and numbers of trees are based on a 10 percent sample and volumes are given in standard cords (Shy'sTable.Revised).

PINE PULPWOOD			HARDWOOD PULPWOOD			
Dbh	# Trees	Vol.	Dbh	# Trees	Vol.	
6	50	2	8	6		
8	60	6	10	120	9	
10	70	13	12	200	26	
12	90	24	14	230	49	
14	50	20	16	50	86	
16	20	11	18	10	21	
18	0	0	20+	0	4	
20+	0	0			0	
SUMS	340	76	SUMS	900	195	
	204 tons			1,090 tons		

Chip-n-saw volumes and numbers of trees are based on a 10 percent sample and volumes are given in cords.

<tbl

CERTIFICATE OF SURVEY

PINEVILLE, LOUISIANA

FEBRUARY 3, 2012

TO ALL PARTIES INTERESTED IN TITLE TO TRACT OF LAND OR PREMISES SURVEYED: I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON BY HEAVY LINES WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT IS A CORRECT REPRESENTATION THEREOF AND CONFORMS TO THE REQUIREMENTS OF LAC TITLE 46:LXI, CHAPTER 29 FOR A CLASS "C" SURVEY.

SCALE: 1"=200'

FOR: NORVEL DALTON TAYLOR

DESCRIPTION: 42.049 ACRES BEING PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 21, AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, T12N-R1E, WINN PARISH, LOUISIANA

Stephen B. Gremillion
STEPHEN BARRETT GREMILLION, P.L.S. NO. 4447



FND. 1" PIPE
662.63' 1325.25'

TRAVERSE OF CENTER OF PARISH GRAVEL ROAD		
LINE	BEARING	DISTANCE
L1	N31°49'55"W	46.16'
L2	N35°48'25"W	75.36'
L3	N50°42'36"W	42.32'
L4	N77°02'47"W	41.87'
L5	S83°00'04"W	53.74'
L6	S79°51'52"W	152.03'

JOE FRANK TAYLOR

T12N-R1E

N 1/2 OF SW 1/4 OF SE 1/4

S 1/2 OF SW 1/4 OF SE 1/4

FND. 1" PIPE
660.45'

SIX C PROP.

JUDY AND GLYNN DAVIS

SECTION 21

SECTION 28

FND. RAILROAD RAIL-SOUTH 1/4 CORNER OF SECTION 21, T12N-R1E PER REFERENCE NO. 1

42.049 ACRES

22.916 ACRES

SIX C PROP.

SIX C PROP.

306.55' 759.00'
S00°02'26"E

1086.73' N89°04'31"E 1315.36'

CHARLES CALLENDAR

N00°02'26"W 759.00'
FND. NAIL SET 1/2" ROD

19.133 ACRES
N00°41'27"W

SIX C PROP.