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Land & Timber Specialists

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**LAND FOR SALE IN WINN PARISH NEAR DODSON, LA
114 ACRES +/- WILDLIFE, TIMBER, INVESTMENT**

LOCATION: The property is located 3 miles from Dodson, Louisiana and 8 miles from Winnfield, Louisiana.

DETAILS: Wildlife and timber tract that is exploding with hunting potential. Topography ranges from high uplands to Big Creek bottomlands plus a highly unique native grassland prairie. The multiple soils changes, elevation diversification, and timber diversity make this tract a haven for wildlife.

TIMBER: This is a very diverse tract consisting of pine sawlog timber, mixed pine/oak regeneration to 15-year-old dominate oak regeneration in the Big Creek Bottom.

WILDLIFE: An abundance of wildlife is present on this tract ranging from whitetail deer, turkey, feral hogs, squirrel, and ducks. This is one of the most diverse tracts that we have offered with an abundance of turkey and deer sign on the property. According to USDA NRCS Soils Classification the prairies which make up this map unit are locally important for their wide variety of native wildflowers.

AESTHETICS: This tract offers remarkable aesthetic value and diversity. A 6-acre natural prairie exists on this tract with a calcareous soil that will make an excellent foodplot. Elevation and topographic changes on this tract offer great views from the existing 6x8 deer stand.

LEGAL DESCRIPTION:

A certain tract of land located in Section 32, Township 13 North, Range 3 West, Winn Parish, Louisiana, being comprised of portions of the Northwest Quarter (NW/4) and the Southwest Quarter (SW/4) of said Section, including:

- A portion of the NE/4 of NW/4;
- The SE/4 of NW/4, less and except approximately 2 acres in the northeast corner;
- The SW/4 of NW/4;
- And a portion of the E/2 of SW/4, less and except the west 28 acres thereof;

Said tract containing approximately 114 acres, more or less, as depicted on attached maps and based on GIS mapping and observed occupation.
All acreage is approximate and subject to survey and verification.

Disclosure

A portion of the western boundary of the property (approximately 6 acres, more or less) may be subject to an adjoining landowner claim. The property is being sold in gross, and buyers are encouraged to verify boundaries to their own satisfaction. In addition, a small portion of the property (approximately 4.3 acres, more or less) located within the northwest portion of the tract is fenced and appears to be possessed by an adjoining landowner and is not included in the acreage represented herein.

MINERALS: This property is offered for sale with the seller reserving 1/2 (50%) of the mineral rights that are owned on approximately 100 acres of the tract (oil, gas and associated hydrocarbons).

PRICE: \$235,000

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

