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*A LOUISIANA LICENSED
REAL ESTATE BROKERAGE!*

June 19, 2026

WINN PARISH LAND FOR SALE

20 +/- Acres Near Gaars Mill, LA

LOCATION: This property is located approximately two miles north of Gaars Mill. (Lat: 32.13361 Long: -92.56998).

LEGAL DESCRIPTION: 20 acres +/-, being the East 1/2 of the Southeast 1/4 of South - east 1/4 of Section 4, T13N, R2W, Winn Parish, Louisiana, bounded on the north by Worner-Jones Homesteads, LLC, East by Rodney Tolar, West by Jill Boyett, etal, and South by Weyerhaeuser Forest Holdings.

TIMBER: The timber consists of a pine plantation that is approximately 30 years old and has never been thinned.

UTILITIES: Utilities are not available.

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

PRICE: \$39,000

ACCESS: The tract does not have deeded access. Historical access has been via an existing woods road crossing adjoining timber company lands.

From the community of Gaars Mill, travel east on LA Highway 34 approximately 0.3 miles and turn west onto John A. Kelly Road. Continue west approximately 2.5 miles. Approximately one-half mile before reaching the historical access point, John A. Kelly Road turns left. At that point, continue straight ahead on the gravel timber company road and proceed to its end. From the end of the gravel road, travel approximately 200 yards north along an existing woods road to reach the southeast corner of the property.



The route described above represents historical access only. No deeded or legal access has been verified, and prospective purchasers should independently investigate access rights prior to purchase.

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

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INFORMATION ASSUMED TO BE CORRECT, BUT IS NOT GUARANTEED

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