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Land & Timber Specialists
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real estate brokerage!*

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AVOYELLES PARISH LAND FOR SALE

Hunting and Mature Timber

46 +/- ACRES

DETAILS: This 46.215-acre tract is located on S. Jeff McCann Road near the community of Ruby in Avoyelles Parish, Louisiana. The property is almost entirely wooded and supports a mature natural stand of mixed pine and hardwood timber. S. Jeff McCann Road crosses the property, with ownership on both sides of the road and approximately 1,000 feet of parish road frontage.

The tract offers good hunting and recreational opportunities, along with the investment potential associated with its mature timber. The quality of the timber stand is best appreciated from the interior of the property and may not be readily apparent from the road frontage.

LEGAL DESCRIPTION: A certain 46.215-acre tract situated in the Southwest Quarter of Section 25 and the Southeast Quarter of Section 26, Township 3 North, Range 2 East, Avoyelles Parish, Louisiana, as shown on the survey prepared by Lodestone LLC dated March 3, 2024.

TIMBER: The property supports a mature natural stand of mixed pine and hardwood timber with a substantial sawtimber component. ForestLand Associates conducted a timber inventory of the property in 2019 in preparation for a proposed timber sale. The inventory reflected significant volumes of pine, red oak and other hardwood sawtimber. The proposed timber sale was not completed, and the timber was not harvested. **The 2019 timber inventory and a current value estimate based upon those historical volumes are available upon request.**



SOILS: The property contains a mixture of Gore, McKamie, Guyton and Kolin silt loam soils. NRCS mapping indicates approximately 46.9% Gore silt loam (1–5% slopes), 34.5% McKamie silt loam (5–12% slopes), 10.6% Guyton silt loam (0–1% slopes, frequently flooded), and 8.0% Kolin silt loam (1–5% slopes).

UTILITIES: An electric powerline right-of-way runs along S. Jeff McCann Road through the property. Prospective purchasers should verify the availability and cost of utility service.

MINERALS: Mineral rights are negotiable.

PRICE: \$177,000.00

DIRECTIONS: From the intersection of LA Highway 454 and A.B. Porter Road in Ruby, travel east on A.B. Porter Road approximately 1 mile to S. Jeff McCann Road. Turn left (north) and travel approximately 0.8 mile to the south boundary of the property.

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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