



Glen Stephens
161 Robin Hood Road
Dry Prong, Louisiana 71423
Phone: (318) 448-1594
Cell: (318) 729-7979
E-mail: glen@forestland.com

Land & Timber Specialists
www.forestland.com

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Kevin Daugherty
P. O. Box 382
Urania, Louisiana 71480
Phone: (318) 827-5748
Cell: (318) 312-1240
E-mail: kevin@forestland.com

RAPIDES PARISH LAND FOR SALE

Tract (Homesite/Hunting/Timber) Located Near Lena, LA

LOCATION: This property is located on LA Highway 1, approximately 1.5 miles south of Lena, Louisiana. It is located in Section 2, T5N, R4W, Rapides Parish, Louisiana. From the Flatwoods exit off I-49 North, travel approximately 3.25 miles north on LA Hwy. 1 to Lizard Town road, which is on the southwest corner of the property.

DESCRIPTION: 49.92 acres (based on Rapides Parish assessment); Over ¼ mile of frontage on LA Hwy. 1 with home or campsite potential.

TIMBER: The timber consists of a variable stand of pine and hardwood. Approximately 1,900 tons of pine sawtimber and various other products offer the opportunity for immediate income.

UTILITIES: Electricity is currently available and community water is believed to be available to the west and east of these tracts. To confirm availability for your intended use we recommend contacting the providers.

MINERALS: This property is offered for sale with the sellers reserving one-half of the mineral rights (oil, gas and associated hydrocarbons). However, all surface rights will transfer to the buyer.

PRICE: \$169,728.00

FOR MORE INFORMATION CALL KEVIN DAUGHERTY OR GLEN STEPHENS AT THE NUMBERS SHOWN ABOVE.

VISIT OUR WEBSITE: www.forestland.com



INFORMATION ASSUMED TO BE CORRECT, BUT IS NOT GUARANTEED

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