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LASALLE PARISH LAND FOR SALE

Beautiful Tracts (Homesite/Hunting/Timber) Located Near Olla, LA

LOCATION: This property is located on Pleasant Ridge Road, approximately 4 miles from Olla. It is located in Section 8, T10N, R3E, LaSalle Parish, Louisiana.

DESCRIPTION: As shown on the enclosed maps, both the 35.6-acre parcel and the 43.8-acre parcel have approximately one-quarter mile of parish road frontage. With both upland ground and creek bottom, this property has excellent potential for rural homesites as well as hunting, and timber production.

TOPOGRAPHY & SOILS: Tarver Creek runs through both tracts. Upland areas are on the south end, along the road, with the creek and bottomland areas mostly in the central portions. The USDA Soil Survey indicates that the soils in the upland areas are silt loam and the bottomland areas have Guyton and Ouachita soils.

TIMBER: Most upland areas are predominately pine and the bottoms have nice stands of hardwood. Estimated timber volumes are provided on page 3.

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 (Entergy and Pleasant Ridge Water System).

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

PRICE: 35.6 acre tract--\$83,660 (\$2,350/ac)
43.8 acre tract--\$102,930 (\$2,350/ac)



DIRECTIONS: From the intersection of LA Highway 127 and Pleasant Ridge Road, approximately 4 miles out of Olla, travel approximately 1.8 miles to the intersection of Pleasant Ridge and Mixon Road. Turn right and continue on Pleasant Ridge Road approximately 1/10 mile to the west line of Tract A.

DISCLOSURES: 1) The acreages shown herein are based on the LaSalle Parish tax assessment of 79.4 acres for both tracts combined and the usage of a computer mapping program to calculate the acreage in each tract. If the buyer wants to have the property surveyed prior to closing, the sale price can be adjusted on a per acre basis to reflect the acreage as determined by a Registered Surveyor.
2) Periodic flooding should be expected in the bottomland portions of the tract.

FOR MORE INFORMATION CALL KEVIN DAUGHERTY AT THE NUMBERS 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.

The following estimated timber volumes are from a 2017 timber cruise. This information was provided by the owner and is only an estimate. It is strongly recommended that buyers obtain their own independent estimate of timber volume and value.

35-Acre Tract Estimated Timber Volumes (2017) :

Pine pulpwood	88 tons
Pine sawtimber	286 tons
Hardwood pulpwood	1,067 tons
Red Oak sawtimber	450 tons
White Oak sawtimber	198 tons
Misc. species sawtimber	142 tons

43-Acre Tract Estimated Timber Volumes (2017):

Pine pulpwood	161 tons
Pine sawtimber	770 tons
Hardwood pulpwood	1,028 tons
Red Oak sawtimber	148 tons
White Oak sawtimber	8 tons
Misc. species sawtimber	121 tons

