**LAND FOR SALE**

**Steven K. Templin – Broker**

**Louisiana Forestry Investments, Inc.**

**Alexandria, Louisiana 71303**

**(318) 446-1190**

**Nichols Cemetery Road Tract**

**120 acres, more or less**

**Price: $402,000 or $3,350/acre**

**½ liquid and gaseous minerals reserved**

**Property Description:** 120 acres, more or less, being the SE ¼ of the SW ¼, and the SW ¼ of the SE ¼, and S ½ of the NW ¼ of the SE ¼, Section 12, T3N, R4W, Rapides Parish, Louisiana.

**Location and Access:** This tract is located approximately three miles west of Gardner. Turn south from LA 28 onto Nichols Cemetery Road. Historical access has utilized the woods road going though a blue gate from Nichols Cemetery Road to the southern portion of the property. The gate and access is on and through Arbor, LLC. Please call Steven K. Templin at 318.446.1190 before inspecting the property to get permission to go through the locked gate.

**Topography and Soils:** The topography is gently rolling with Dyer Creek running along the edge of the eastern boundary. The soils are primarily fine sandy loams that are moderately well-drained to well-drained soils.

**Vegetation Types:** Pine Timber 103 acres

Streamside Management Zone 11 acres

Rights-of-way 5 acres

Open 1 acre

Total: 120 acres

A study was conducted to estimate the merchantable volumes of timber in the Pine Timber Area. No guarantee is made on these estimated volumes. Buyers must rely on their own estimates:

|  |  |
| --- | --- |
| **Product** | **Tons** |
| Large Pine Sawtimber | 1,230 |
| Pine Sawtimber | 3,827 |
| Chip & Saw | 1,626 |
| Pine Pulpwood | 2,254 |
| Hardwood Sawtimber | 412 |
| Hardwood Pulpwood | 583 |