**LAND FOR SALE**

**Steven K. Templin – Broker**

**Louisiana Forestry Investments, Inc.**

**Alexandria, Louisiana 71303**

**(318) 446-1190**

**0 Bounds Road Tract**

**70 acres, more or less**

**Price: $200,000 or $2,857/acre**

**½ liquid and gaseous minerals reserved**

**Property Description:** 70 acres, more or less, being the NE ¼ of the SE ¼, and the N ½ of the SE ¼ of the SE ¼, and the SE ¼ of the SE ¼ of the SE ¼, Section 3, T2N, R4W, Rapides Parish, Louisiana.

**Location and Access:** The tract is located approximately two miles north of Hineston. The property lies at the end of the Bounds Road ROW. Bounds Road is maintained up to the last house, but the right-of-way extends to the boundary of the property we have for sale.

Please call Steven K. Templin at 318.446.1190 before inspecting the property.

**Topography and Soils:** The topography is rolling with a small branch running through the middle of the property. The soils are primarily fine sandy loams that are moderately well-drained to well-drained soils.

**Vegetation Types:** Pine Timber 60 acres

Streamside Management Zone 6 acres

Rights-of-way 4 acres

Total: 70 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:

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| **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 |