



CREST LAND

COMPANY, LLC.

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LOUISIANA LICENSED REAL ESTATE BROKERAGE

TRACT DETAILS

Tract Name: Bennett's Bay Tract

Acres: 167±

Price: \$417,500.00

Location: Bennett's Bay Rd, SE of Forest Hill LA. Rapides Parish,

Restrictions: None

Attributes: This tract makes a great recreational tract with future cash flow potential on the two planted plantations which consist of 84± acres of 6 year old loblolly and 18± acres of 3 year old loblolly. Hurricane Creek traverses the property on the North and Northeast boundaries and provides great habitat for wildlife. Mixed hardwood and pine in the SMZ areas. Double road frontage provides legal access to the tract which is divided by Bennetts Bay Road. There is a gravel road at the gated entrances.

Directions: Beginning at the intersection of US Hwy 165 and Hwy 112 in Forest Hill proceed East on Hwy 112, turn Right on 13th St., turn left onto Blue Lake Rd. travel 0.7 miles and turn Right on Elwood Rd., travel 1.2 miles to 4 way Stop sign. Continue Straight onto Bennetts Bay Rd. and travel 1.7 miles, tract is on both side of rd.

Legal Description:

A certain parcel of land described as 167 acres more or less, of land, together with all buildings and improvements thereon being, lying and situated, and all rights, ways and privileges, thereunto belonging and appertaining, and being the South half of the Northwest Quarter and the North half of the Southwest Quarter, Section 5, T1S, R1W, Rapides Parish, Louisiana.

Minerals:

Seller reserves 100% interest in all of the oil, gas, casing head gas and other hydrocarbon

minerals occurring naturally in liquid or gaseous state as may be owned by Seller at this time in, and under that may be produced from the property, it is the intention of Seller that this reservation cover and include fugacious minerals only and the Buyer is to receive all other minerals of every nature, description and kind, including but not limited to coal, lignite, sulphur, bauxite, sand gravel, etc.

For additional information on this tract contact Luke Lazarone at the above numbers or by email.

THE INFORMATION IN THIS TRACT DETAIL SHEET IS ASSUMED TO BE ACCURATE BUT NOT GUARANTEED.

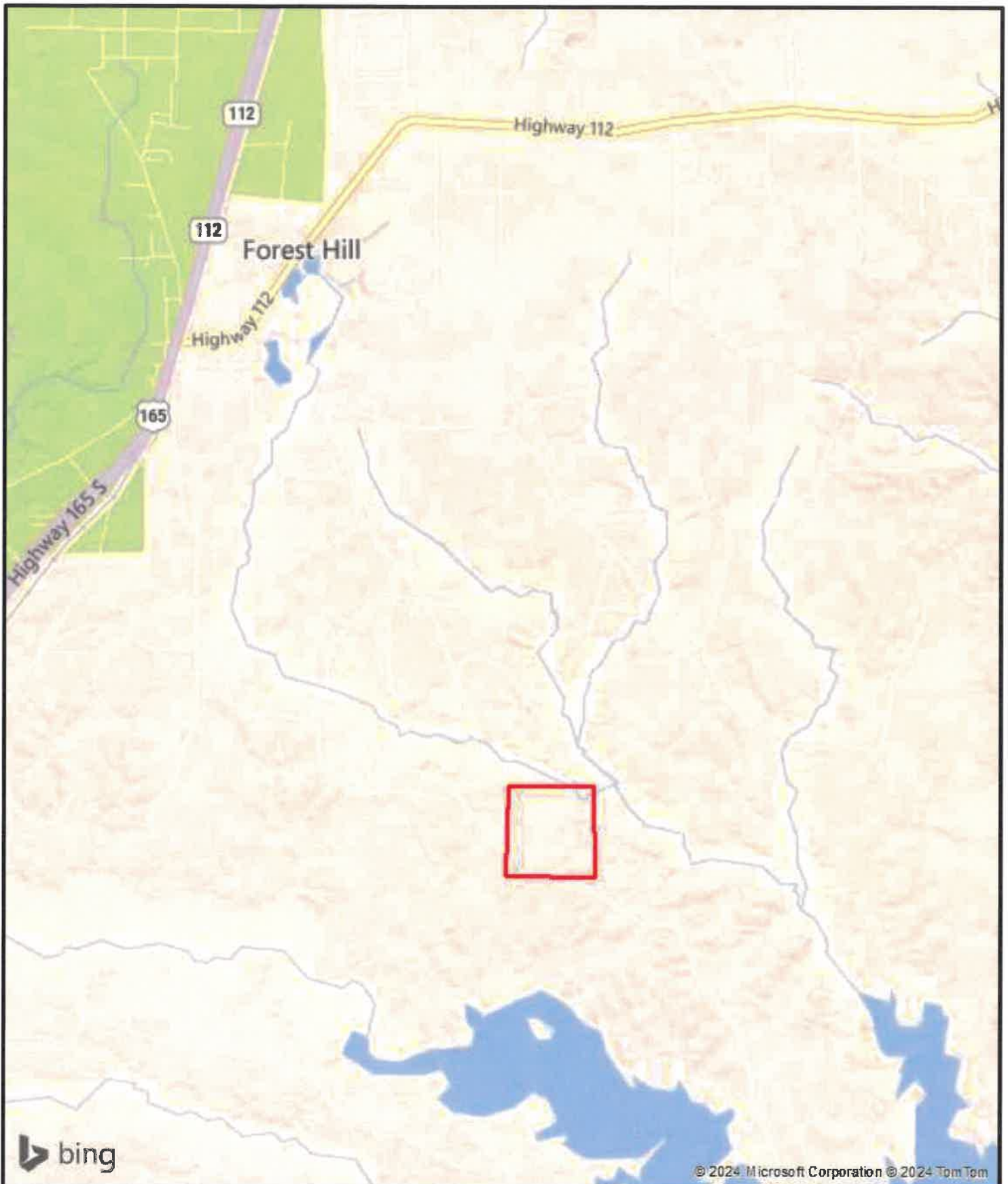
Crest Land Company, LLC., strives to provide all facts relating to this property in an accurate manner. Crest Land Company, LLC., and its agents act as the real estate broker in this matter. The agents are not licensed to perform services as an attorney, surveyor, or property inspector or appraiser. Crest Land Company and its agents are not responsible for any title, boundary, survey, or acreage discrepancies. Crest Land Company, LLC., and its agents are also not responsible for any defects in the property, hidden or apparent; flooding issues; zoning, building or wetlands restrictions; servitudes, or encroachments or any other limitations that may prevent the full use and enjoyment of the property for any purpose whatsoever. Any maps provided herein, or timber estimates are provided as a courtesy to potential buyers. It is the responsibility of the buyer to make their own determination regarding the accuracy of this information. Crest Land Company and their agents do not warrant the accuracy or completeness of any information contained herein.

BUYER RESPONSIBLE FOR DETERMINATION OF FLOOD ZONES AND WETLAND DETERMINATIONS

Crest Land Company, LLC. makes no representations or warranties as to suitability for any intended use. Buyer must perform their own due diligence regarding the property. All property is sold "AS IS WHERE IS"

Inspections: All inspections must be scheduled with Crest Land Company, LLC., agents prior to entry by a potential buyer. A Temporary Access Agreement must be signed and returned to Crest Land Company, LLC. prior to entry for inspection purposes. This Temporary Access Agreement must be with you during inspections.

Notice to buyer's representative: Crest Land Company, LLC., cooperates with other brokers. Our policy requires any buyers' agents to be identified on first contact with Crest Land Company, LLC., or its agents. A buyer's agent must be present at the initial showing of the listed property with the prospective buyer, unless another arrangement is made with Crest Land Company, LLC., to participate in Crest Land Company, LLC., commission. If this condition is not met, any fee participation from the Crest Land Company, LLC., commission will be at the sole discretion of Crest Land Company, LLC.



Crest Land Company, LLC

Bennetts Bay Tract
167.0 ± Acres
Rapides Parish, LA



0 0.7
Miles

9/10/2024



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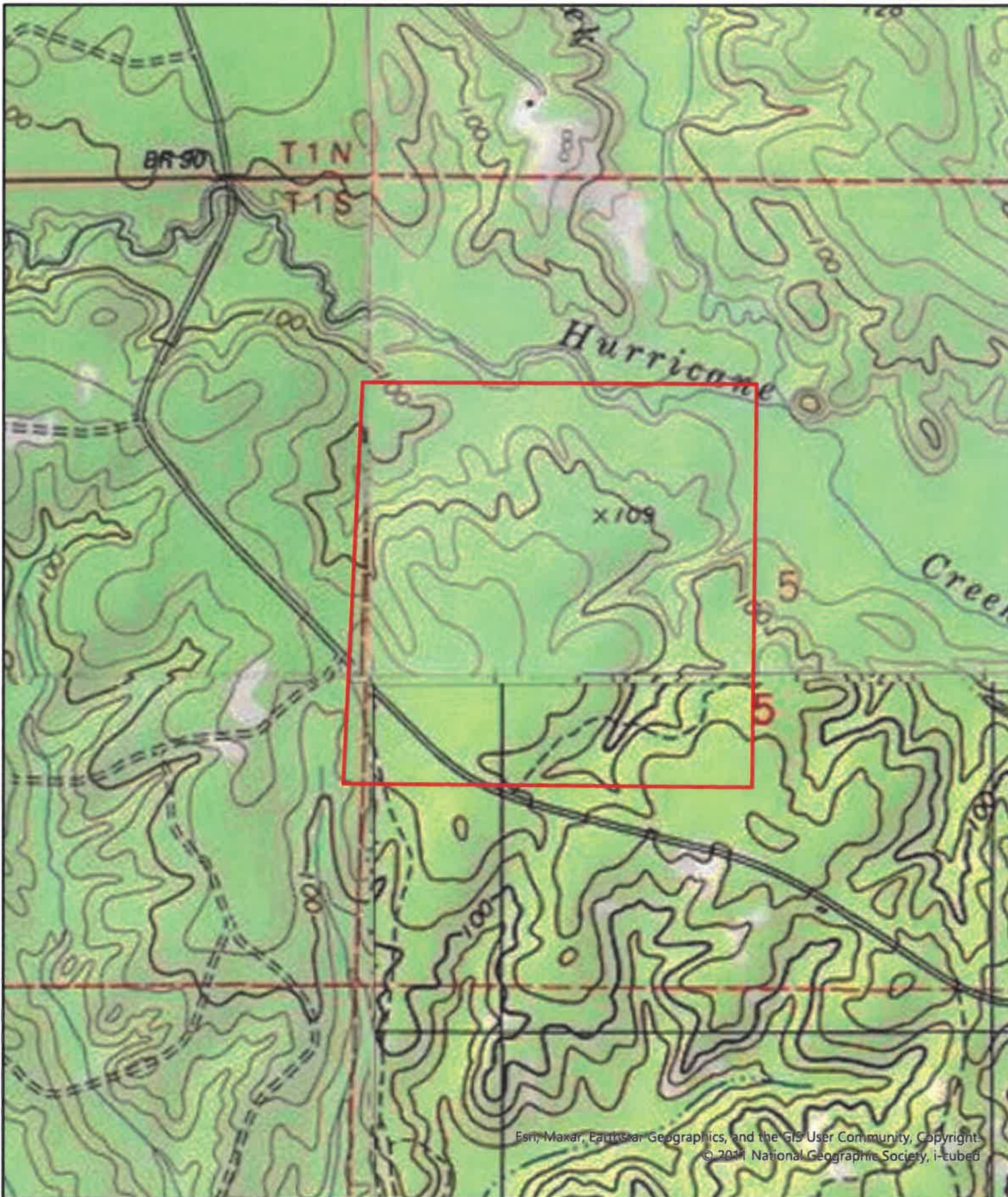
Crest Land Company, LLC

Bennetts Bay Tract
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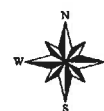
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Miles

9/10/2024



Crest Land Company, LLC

Bennetts Bay Tract
±167 acres
Rapides Parish, Louisiana



0 0.15
Miles

9/11/2024