

# CREST LAND

## COMPANY, LLC.

STREET ADDRESS: 4725 HIGHWAY 28 E ▪ PINEVILLE, LA 71360

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LOUISIANA LICENSED REAL ESTATE BROKERAGE

### TRACT DETAILS

**Tract Name:** Kolin 80

**Acres:** 80 ±

**Price:** \$448,000.00

**Location:** HWY 107 Kolin Community

**Restrictions:** None

**Attributes:** This tract has the potential for multiple uses. A portion of the tract was clear cut three years ago which will make it easier to develop or build on. The remainder of the property has a pine and hardwood mix that is abundant with wildlife. The tract is across the road from the popular Ruby Wise Elementary. This tract has access to Hwy 107. There is a pipeline traversing the NW corner that would provide a great area for a food plot and deer stands. We have been told that the tract has been a great recreational tract with deer, and small game hunting history. This tract may provide an opportunity for development of a homestead or perhaps multiple homes or subdivision. This tract is only 5 miles from Pineville, LA. This size tract with close proximity to Pineville, LA. does not come along often.

**Directions:** From the intersection of Hwy 107 and Hwy 3128 proceed South on Hwy 107 a distance of 3.0 miles. Gate is on the right.

#### **Legal Description:**

|                                                                      |
|----------------------------------------------------------------------|
| Tract 1. 40 Acres in NW/4 of NW/4 Sec. 6, T3NR2E, Rapides Parish, LA |
| Tract 2. 40 Acres ± Lot 13, Sec. 41 T4NR2E, Rapides Parish, LA       |

#### **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.**

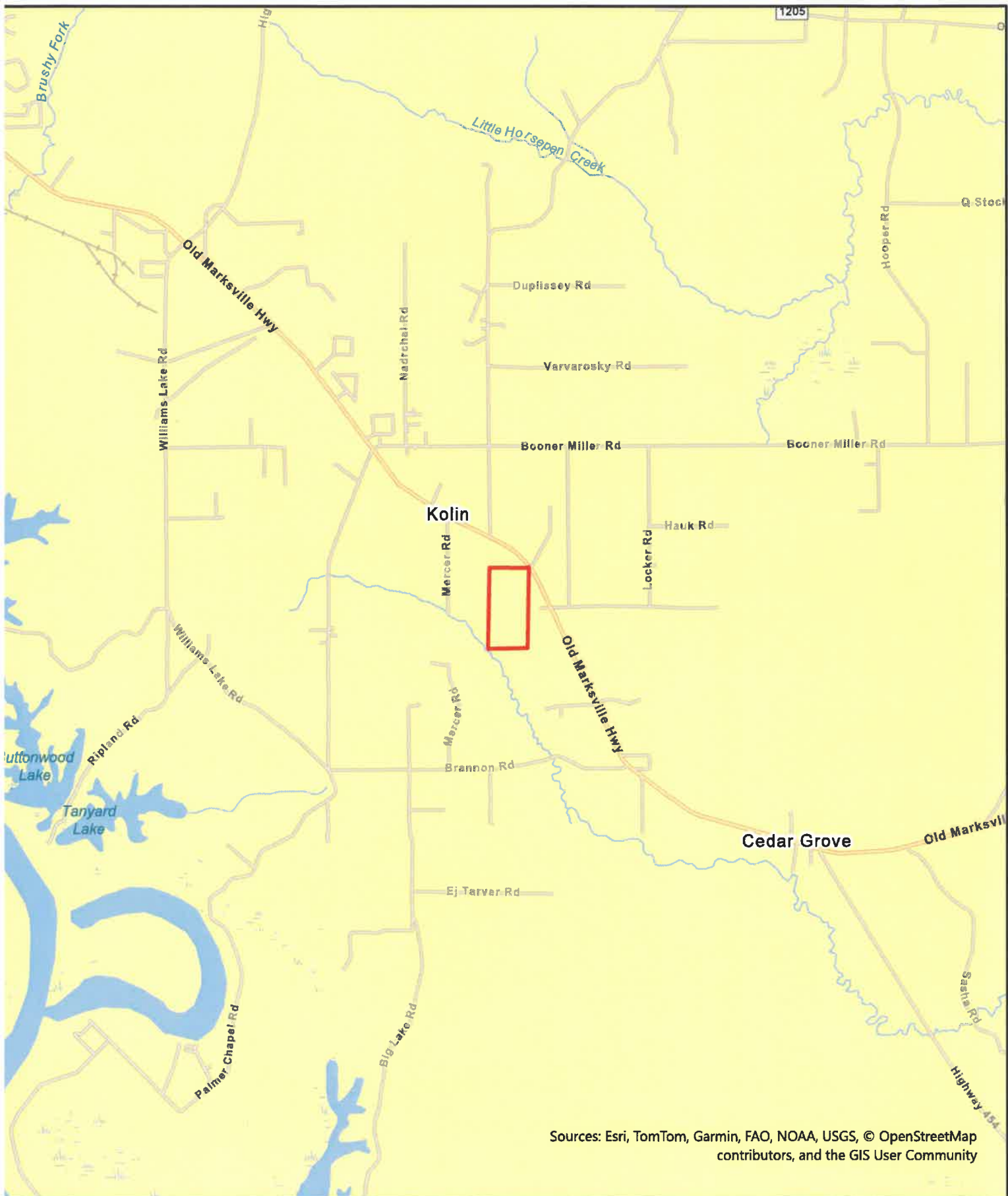
Crest Land Company, LLC., strives to provide all facts relating to this property in an accurate manner. Crest Land Company, LLC., and its agents act as the real estate broker in this matter. The agents are not licensed to perform services as an attorney, surveyor, or property inspector or appraiser. 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.



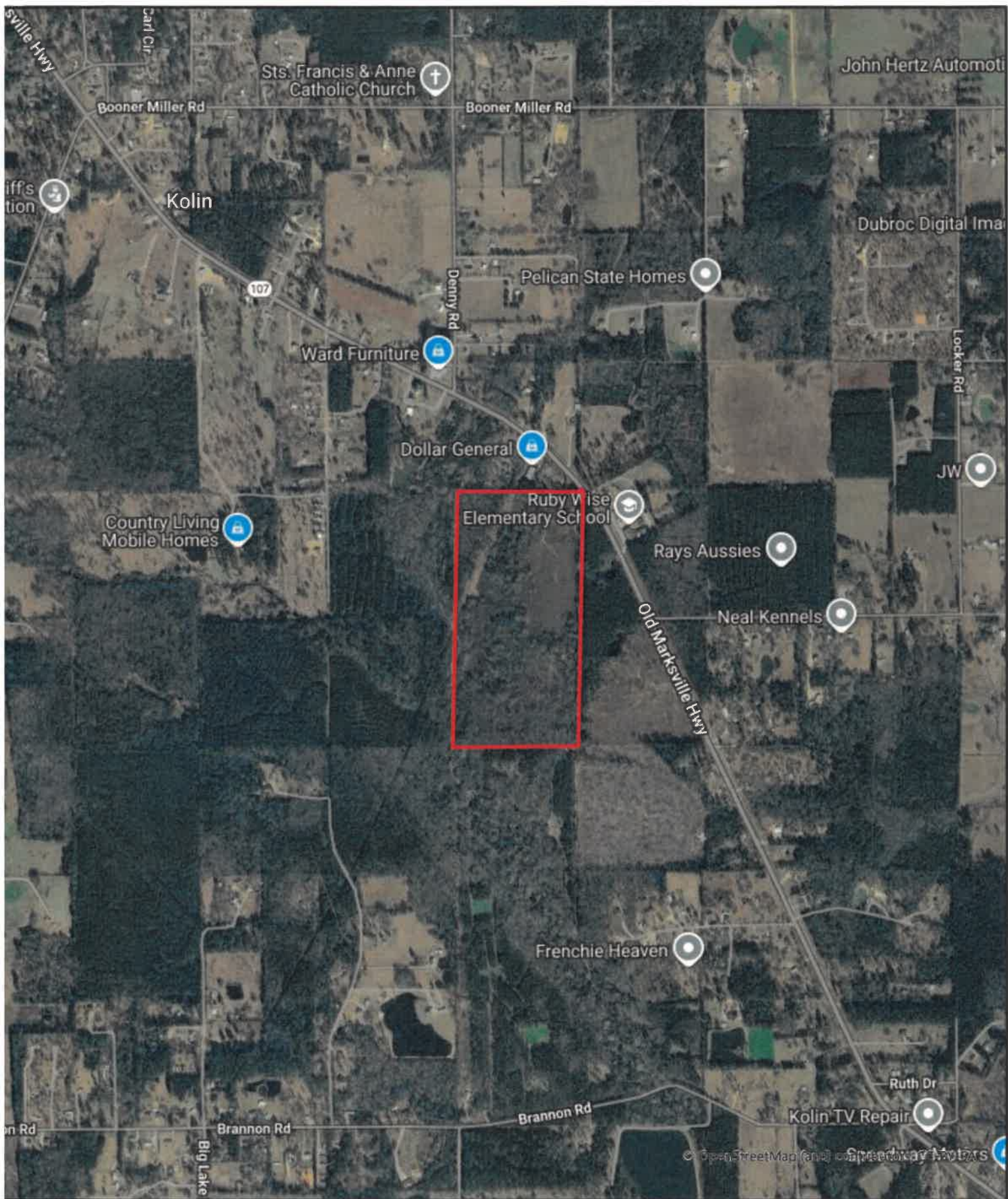
## Crest Land Company, LLC

Locker Tract  
±80 acres  
Rapides Parish, Louisiana



0 0.8  
Miles

10/14/2025



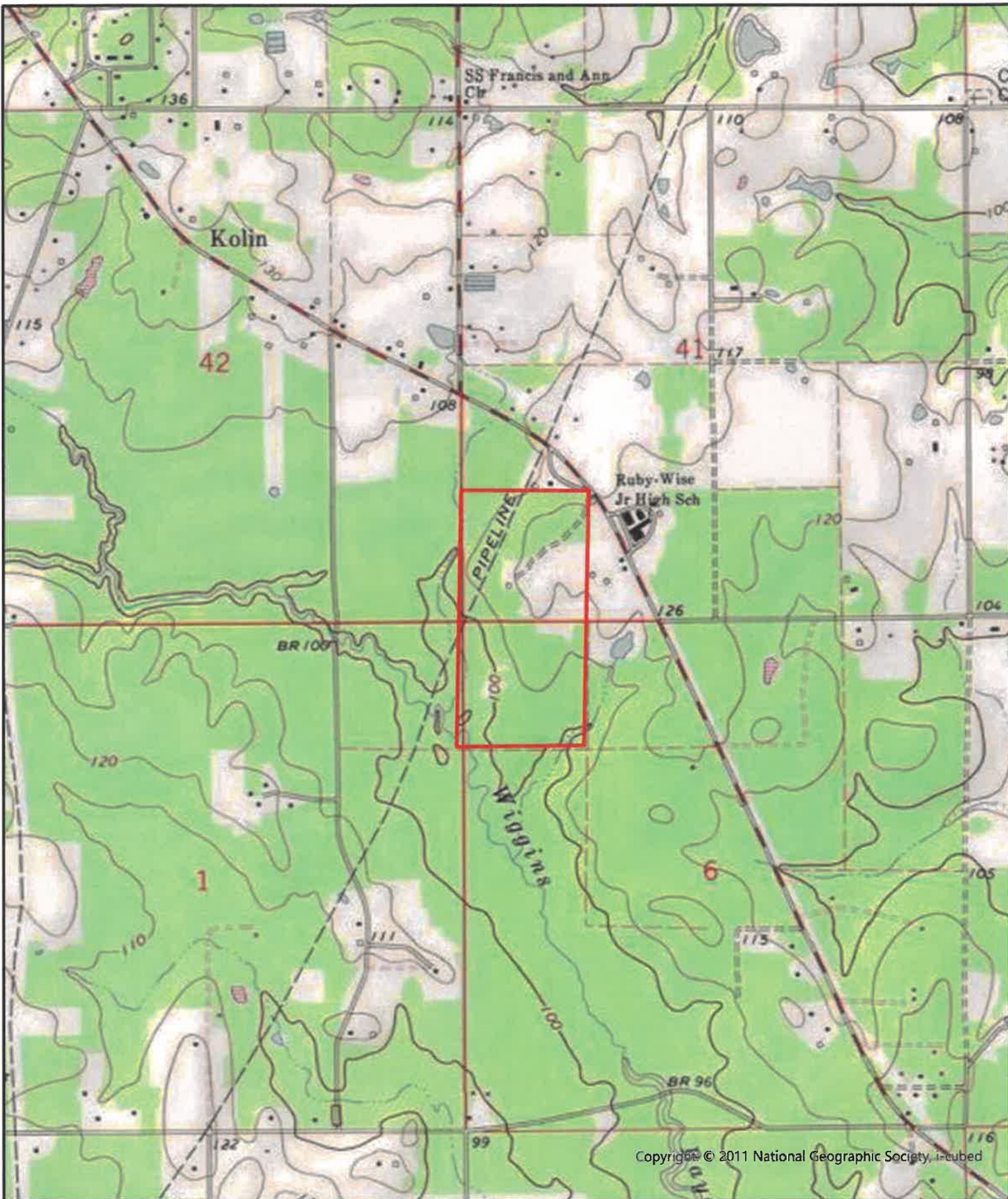
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