



CREST LAND

COMPANY, LLC.

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Website: crestlandcompany.com

Louisiana licensed real estate brokerage

TRACT DETAILS

Tract Name: DPG 50

Acres: 49.89 ±

Price: \$154,659.00 / \$3,100.00 Per Acre

Location: Access to Hwy 71 Rock Hill Community, Grant Parish, LA.

Restrictions: None

Attributes: This tract was recently clear cut. There is an abundance of hardwood remaining in the Streamside Management Zones (SMZ). This will make excellent habitat for deer, and other game. The North line borders Kisatchie National Forest. The tract has a rolling topography with good elevation changes. The tract has a 50' wide roadway from Hwy 71 with culverts already in place. Electricity is nearby at the highway as well as community water at highway. This tract has the potential to be used as a homestead or private hunting tract for generations to come.

Directions: From the intersection of Rock Hill Road and Hwy 71 travel North 0.86 miles and entrance is on the left. From the intersection of Hwy 492 and Hwy 71 travel South on Hwy 71 1.08 miles and entrance is on the right.

Legal Description: A tract containing 49.89 acres, situated in Section 33, T6N-R2W, Grant Parish, LA. As more particularly shown on Certificate of Survey by Melvin L. Harrison dated August 10, 2001.

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.



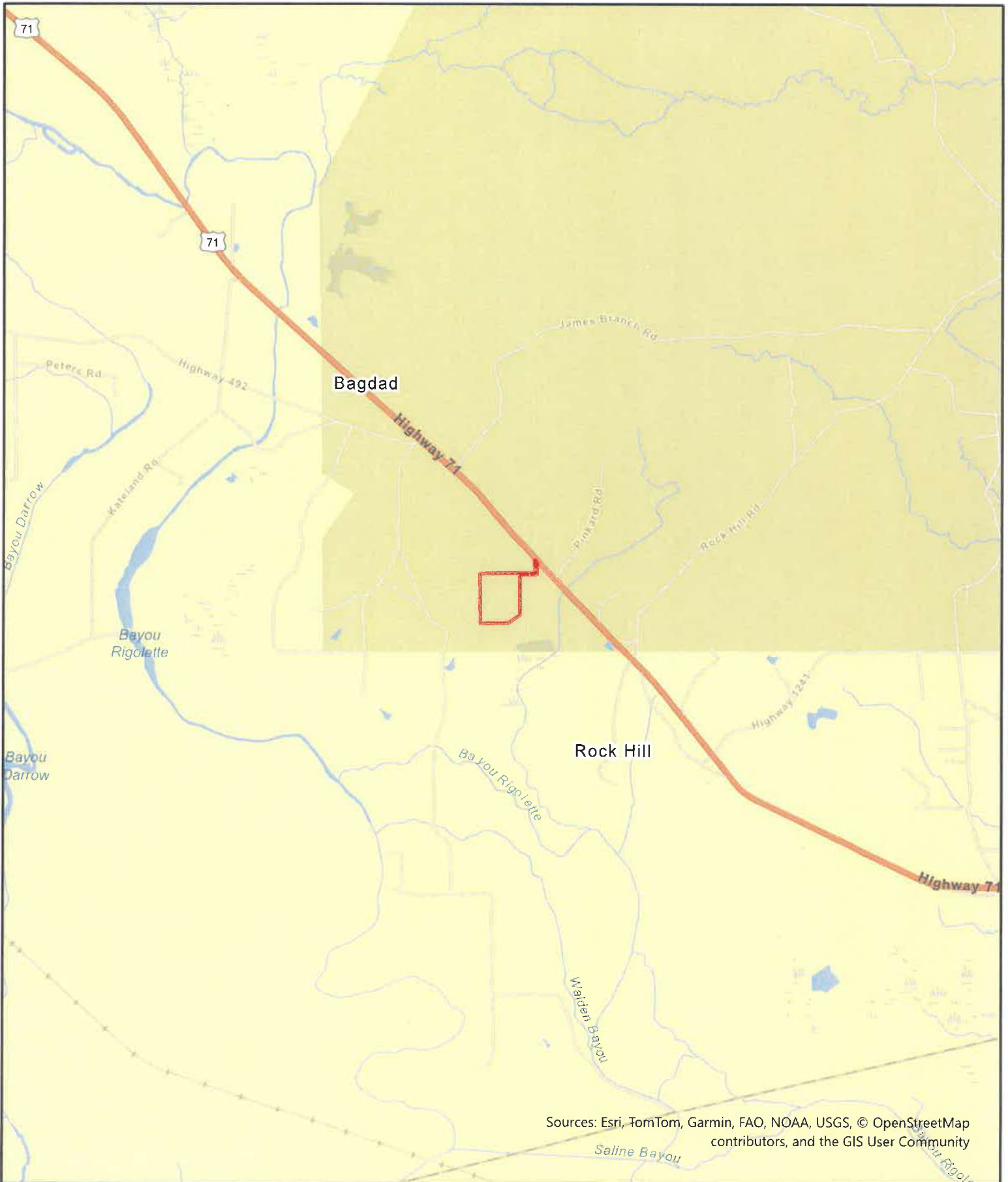
Crest Land Company, LLC

DPG 50
±49.89 acres

Grant Parish, Louisiana



6/3/2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

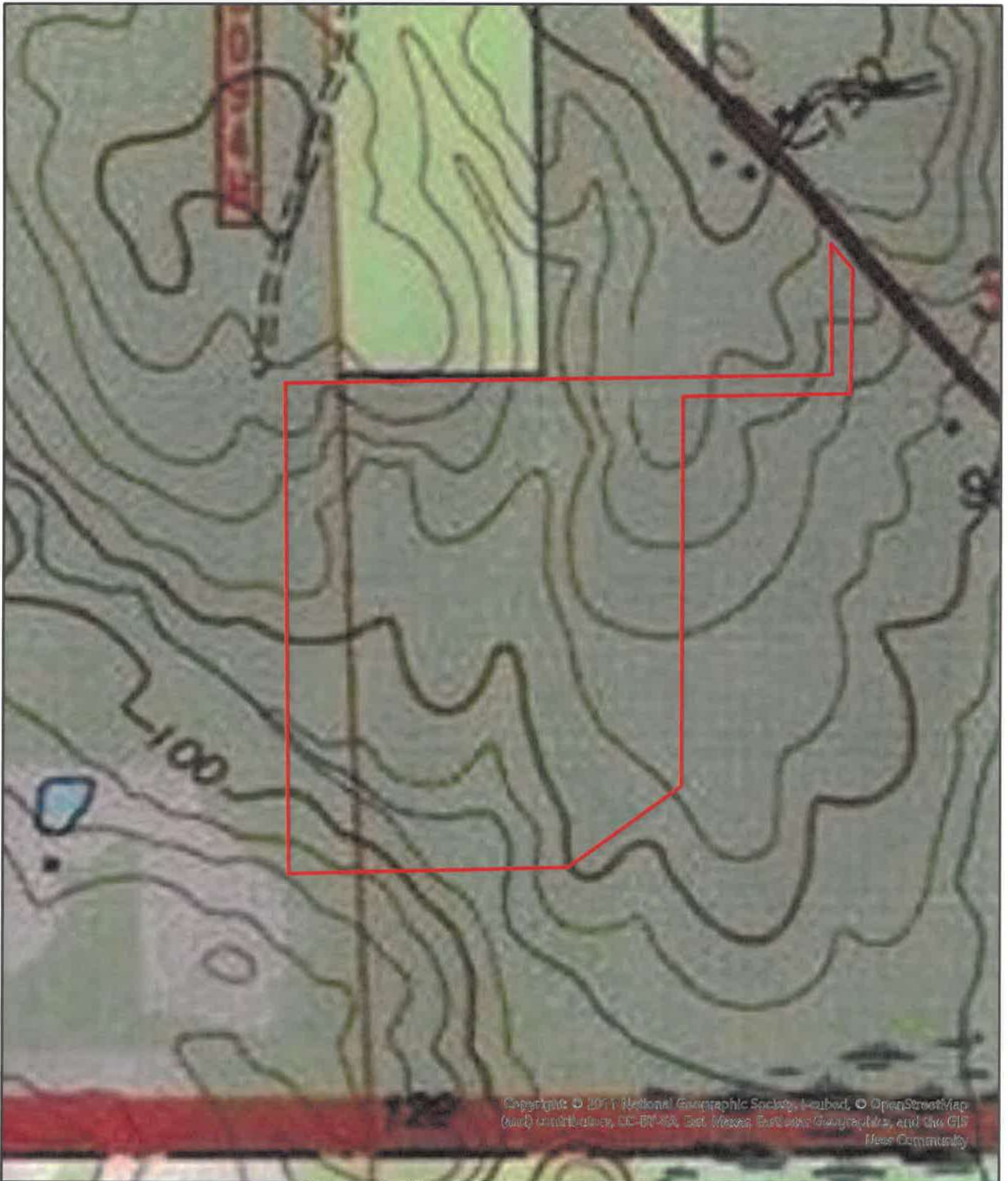


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DPG 50

±49.89 acres

Grant Parish, Louisiana



6/3/2026

EXHIBIT "A"

A certain tract of land containing 49.89 Acres, together with all improvements thereon and all rights, ways and privileges thereto appertaining, situated in the SW/4 of the SE/4 of the NW/4, Section 33, T6N-R2W, Grant Parish, Louisiana being more particularly shown on Certificate of Survey by Melvin L. Harrison dated August 10, 2001 attached hereto and incorporated herein.

Municipal Address: TBD Hwy 71 North, Colfax LA 71417.

CERTIFICATE OF SURVEY

COLFAX, LOUISIANA

AUGUST 10, 2001

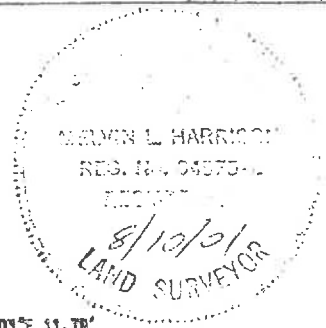
TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED: I HEREBY CERTIFY THAT THIS PLAT AND SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN SECTION 2505 OF THE MINIMUM STANDARDS FOR A CLASS "C" BOUNDARY SURVEY. THE PROPERTY SURVEYED IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 33, T6N-R2W, GRANT PARISH LOUISIANA.

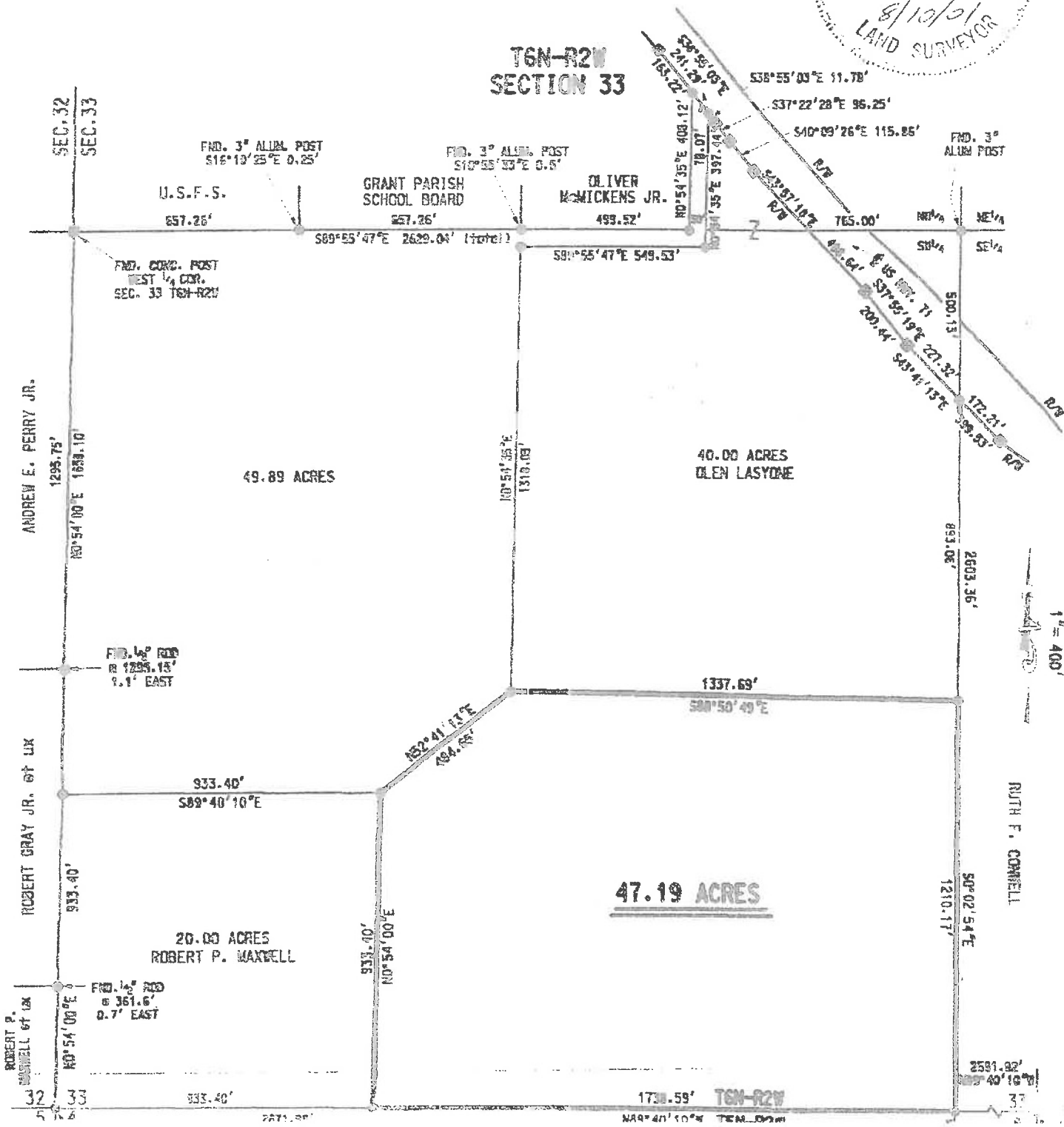
SCALE: 1" = 400'
FOR: OLEN LASYONE et ux

BY: *Melvin L. Harrison*

MELVIN L. HARRISON PLS
LA REGISTRY No. 04575



T6N-R2W
SECTION 33



1" = 400'

RUTH F. CONNELL

ANDREW E. PERRY JR.

ROBERT GRAY JR. et ux

ROBERT P. MAXWELL et ux

U.S.F.S.

GRANT PARISH SCHOOL BOARD

OLIVER McMICKENS JR.

40.00 ACRES
OLEN LASYONE

20.00 ACRES
ROBERT P. MAXWELL

47.19 ACRES

SEC. 32
SEC. 33

32

33

T6N-R2W

33