



Bastrop Timberlands Morehouse, LA

Bastrop Timberlands

361.77 Acres
\$1,112,197 or \$3075/Ac
Morehouse, LA.

The Offering:

AFM Real Estate is pleased to offer Bastrop Timberlands located in Bastrop, Morehouse Parish. The offering consists of 2 separate undeveloped tracts with merchantable timber, totaling ± 362 acres ready for harvest. Bastrop offers incredible seclusion with existing roads to access the property. The abundant wildlife located in Northeast Louisiana make this a true sportsman's paradise. Whether you're looking to build your dream home or farm or create a private hunting retreat, this land offers unmatched potential.

Timber Investment Highlights

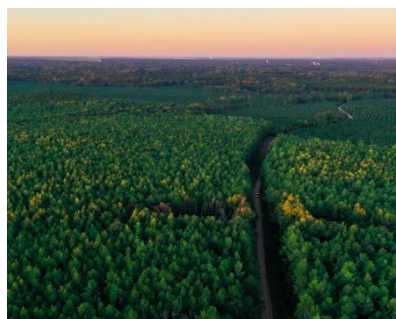
- 116 acres of 1992 pine plantations.
- 104 acres of 1997 pine plantations.
- 26 acres of 1987 pine plantations.
- Minimal hardwood drains.
- 97% upland convertible lands.
- Extensively managed.
- Immediate cash flow potential.

Recreational Attributes:

- Highly desirable hunting area.
- Surrounded by large timberland and recreational properties.
- Excellent food sources for all types of wild game.

Broker Comments:

"Bastrop Timberlands is a great opportunity to own a tract of thriving pine plantations with excellent accessibility in Northeast LA. Bastrop Timberlands is a ticket to lasting value and recreational adventures."



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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.