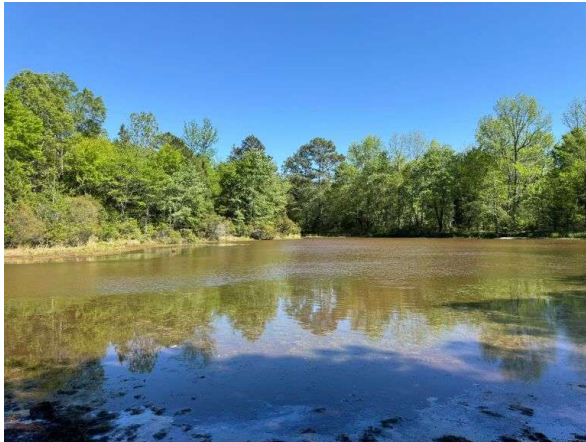


## 92± Acres Timber/Recreational Land: Plain Dealing, LA

Property No.: 5921

Auction No.: 240507



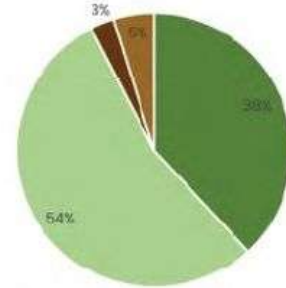
### Tract Overview

#### St. Mary Road- 92 Acres

Access is across adjacent landowners. Very well established 14- year old plantation.

### Timber Volume

- Pine Chip-N-Saw
- Pine Pulpwood
- Hardwood Sawtimber
- Hardwood Pulpwood



Stand 1:	Lob 09	Stand Acres:	82
Species	Product	Tons	Tons Per Acre
Pine	Sawtimber	0	0
Pine	Chip-N-Saw	2,870	35
Pine	Pulpwood	4,100	50
		<b>6,970</b>	<b>85</b>

Stand 2:	SMZ	Stand Acres:	10
Species	Product	Tons	Tons Per Acre
Hardwood	Sawtimber	210	21
Hardwood	Pulpwood	360	36
		<b>570</b>	<b>57</b>

\*2022 Timber Cruise

## Property Details

**Property Type:**

Vacant Land

**Seller Type:**

Private Equity Group

**Auction Type:**

Reserve

**Total Land Area:**

92 ± Acres

**Tax Identification Number:**

108256, 108278

**County:**

Bossier

**Address:**

S of State Route 2 & W of St Mary Road  
Plain Dealing, Louisiana 71101

**Lat/Lon:**

32.90083, -93.746

## Agent Details

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**Listing Agent Information:**

*Joe Fleming  
Sealy Real Estate Services LLC  
318-698-1108  
joef@sealynet.com*

**Buyer Agent Commission:**

*For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form*

## Closing Details

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**Closing Agent:**

*Jeffrey S. Norris  
Pierremont Title  
7600 Fern Ave, Bld 200, Shreveport, LA 71105  
318.798.6075  
jeff@pierremonttitle.com*

**Closing Date:**

*30 Days From Binding Agreement Date*

**Deed Type:**

*Special Warranty Deed*

**Buyer's Premium:**

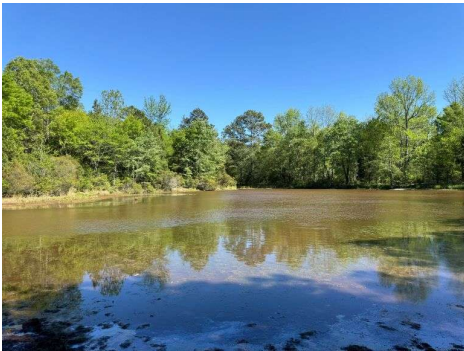
*10% Added to the High Bid Price*

## Description

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For additional details about this property, visit [7hauctions.com](https://7hauctions.com) or contact us at 800.742.9165





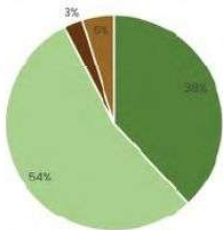
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Hardwood	Sawtimber	210	21
Hardwood	Pulpwood	260	26
		570	57

\*2022 Timber Cruise

