



**FOR SALE
LAND**

0 GOVERNMENT ROAD - 26.67 ACRES

0 Government Road
Saline, LA 71070



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PROPERTY OVERVIEW

This 27+/- acre tract offers excellent opportunities for uses that include hunting and recreation, as it borders the US Forest Service on two sides.

This property is accessible by a timber road across forest service property and is very secluded. There is a pipeline transecting the property, as well as a spring fed creek, which further enhances the exceptional hunting opportunities. The property's soil is highly suitable for growing pine timber and is also fit for wet weather logging.

Furthermore, this property offers an investment opportunity in timber. Most of the timber was harvested in recent years. There are excellent cost-share programs available to private landowners for reforestation through the federal government and the state of Louisiana. These programs will pay for roughly 75% of the reforestation cost. Caplis Forestry, LLC can walk the buyer through this process. Mineral rights are negotiable.

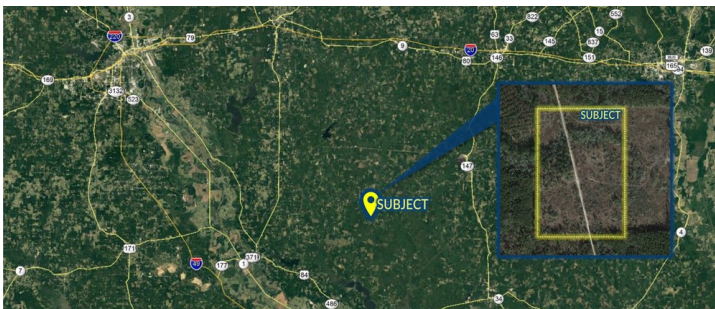


LEGAL DESCRIPTION

26.67 AC - BEING THE WEST 2/3 OF THE SE OF SE SEC. 7-13-6

PROPERTY DETAILS

Sales Price	\$53,340
Price/Acre:	\$2,000
Lot Size:	26.67 Acres
Property Subtype:	Agricultural, Other
Nearest MSA:	Natchitoches
Tax ID/APN:	0020140400C
Located Between:	Hwy 9 & Government Road
Lot Depth:	875'
Easements:	Pipelines



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