

## LAND FOR SALE

# VACANT LAND

Bauerle Road , Hammond, LA 70403



ArcGIS Web Map



, 12:22:46 PM  
rch by Assessment Number \_Query result Parcels

1:2,257  
0 0.01 0.03 0.05  
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CN  
Web AppB  
M



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$300,000
<b>LOT SIZE:</b>	5.05 Acres
<b>ZONING:</b>	MIXED USE
<b>PRICE / SF:</b>	\$1.36

### PROPERTY OVERVIEW

CONVENTIONAL FINANCING

### PROPERTY HIGHLIGHTS

- CLOSE TO LARGE NATIONAL RETAILERS
- GROWING AREA
- NEW CONSTRUCTION COMMUNITY ADJOINING PROPERTY

**KW COMMERCIAL**  
1522 W. Causeway Approach  
Mandeville, LA 70471

**RAM PROPERTIES**  
Each Office Independently Owned And Operated, Licensed In La.  
O: 225.603.0610  
C: 985.520.7864  
admin@ramproperties.net

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,328	47,716	87,721
Median age	32.6	32.6	33.3
Median age (male)	26.9	31.4	32.3
Median age (Female)	36.4	33.4	34.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,610	18,021	32,704
# of persons per HH	2.7	2.6	2.7
Average HH income	\$39,187	\$54,441	\$55,855
Average house value	\$140,942	\$172,658	\$168,075

\* Demographic data derived from 2010 US Census

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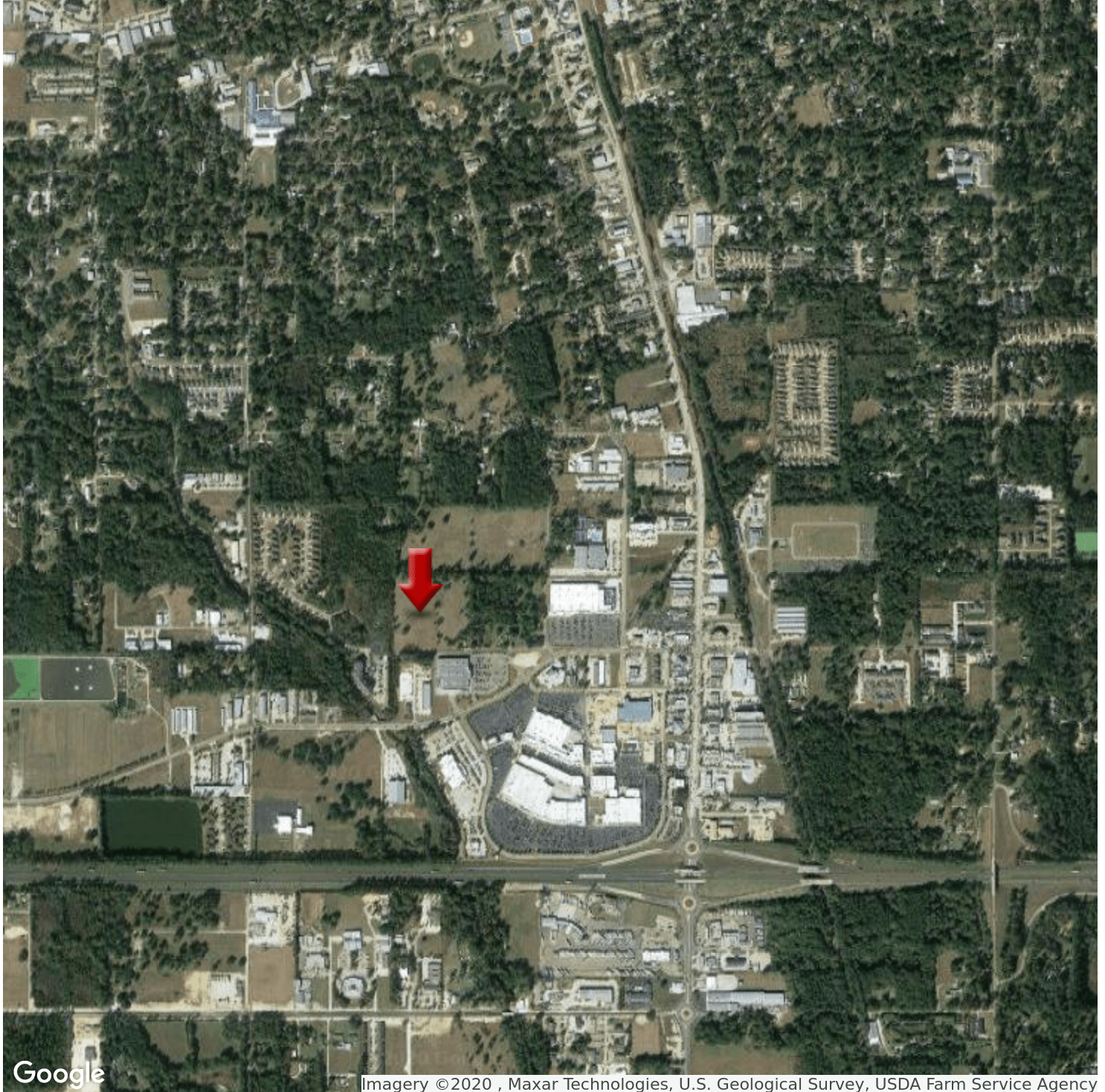
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## LAND DISCLOSURE

Property Description (Address, City, State, Zip) 5.05A IN NW1/4 OF SW1/4 OF NW1/4 OF SEC 36 T6SR7E (Vacant Land - Bauerle Rd. Hammond)

Answer all questions to the best of your knowledge. Explain any "yes" answers fully at the end of each section.

Y = yes    N = no    NK = no knowledge

(1) Are there any servitudes/encroachments regarding the property, other than typical/customary utility servitudes, that would affect the use of the property? ☐ Y    ☒ N    ☒ NK

(2) Are there any rights vested in others? Check all that applies and explain at the end of this section.

Timber rights	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Common driveway	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> NK
Right of ingress or egress	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Mineral rights	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> NK
Right of way	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Surface Rights	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> NK
Right of access	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Air rights	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> NK
Servitude of passage	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Usufruct	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> NK
Servitude of drainage	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Other <u>Vacant Land</u>	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> NK

(3) Has any part of the property been determined a wetland by the United States Army Corps of Engineers under §404 of the Clean Water Act? ☐ Y    ☒ N    ☒ NK

(a) Is such a determination pending? ☐ Y    ☒ N    ☒ NK

(b) What date was determination made? \_\_\_\_\_

The Clean Water Act is a federal law that protects the wetlands of the United States. Section 404 of the Act contains permit requirements for altering or building on property that has been determined a wetland by the Army Corps of Engineers. The Corps may assess a fee to the SELLER or PURCHASER of a property for this determination. A property that has been determined a wetland may result in additional costs for Section 404 permit. Documentation is attached and becomes a part of this property disclosure if the property described herein has been determined a wetland by the Corps.

(4) Has any flooding, water intrusion, accumulation, or drainage problem been experienced with respect to the land? If yes, indicate the nature and frequency of the defect at the end of this section. ☐ Y    ☒ N    ☐ NK

(5) What is/are the flood zone classification(s) of the property? A + X

(a) What is the source and date of this information? (Check all that apply) ☐ Survey/Date \_\_\_\_\_

☐ Flood Elevation Certificate/Date \_\_\_\_\_ ☐ Flood Insurance Policy/Date \_\_\_\_\_

☐ Other \_\_\_\_\_ ☐ Date \_\_\_\_\_

(b) Does SELLER have a flood elevation certificate in SELLER'S possession that will be shared with BUYER? ☐ Y    ☒ N    ☐ NK

(6) If the property is mortgaged, did the lender require you to buy flood insurance? ☐ Y    ☒ N    ☐ NK

Question number: \_\_\_\_\_ Explanation of "yes" answers (write below) ☐ Additional sheet attached

☐ I acknowledge that I have received this property disclosure

Seller: Roberta Joener Print ROBERTA ETOINER Date 6-8-22

Seller: \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_

Purchaser: \_\_\_\_\_ Date \_\_\_\_\_

Purchaser: \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_