



1,356+ Acres

Saline, Louisiana 71070

www.sealynet.com

318.222.8700



**SEALY
REAL ESTATE
SERVICES**

Mark Sealy, Owner-Agent

LA & TX Broker, Realtor®/Agent

(D) 318.698.3101 (M) 318.208.3340

MarkS@Sealynet.com



CONTENTS



03 Subject Overview

- 04 Offering Summary
- 05 Overview: Individual Land Parcels
- 06 Property Features
- 07 Improvements

08 Maps

- 09 Location
- 10 Tract
- 11 Topography
- 12 Wetlands
- 13 Timber

14 Photos

- 15 General Overview
- 16 Aerials
- 17 Deer

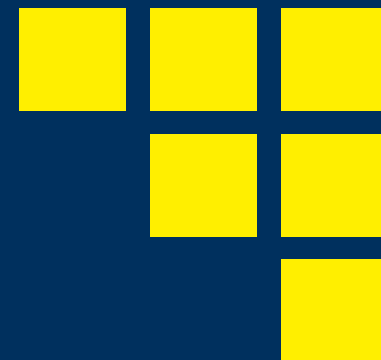
18 Timber

- 19 Acreage Breakdowns
- 20 Stand Table Summary

21 Location

- 22 Overview: Saline, Louisiana

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.

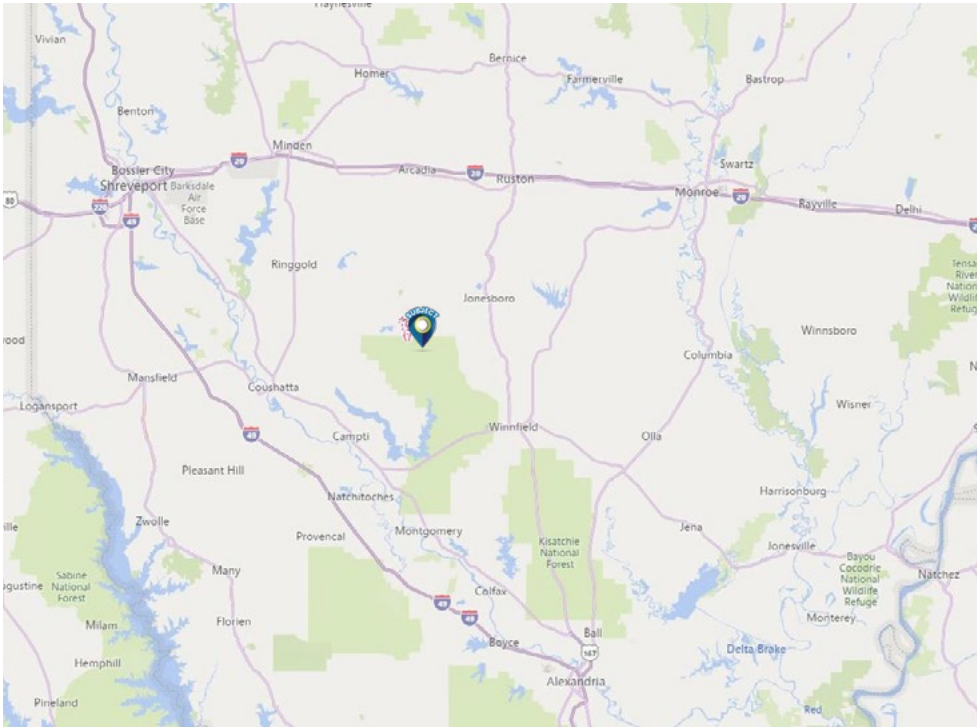


SUBJECT OVERVIEW

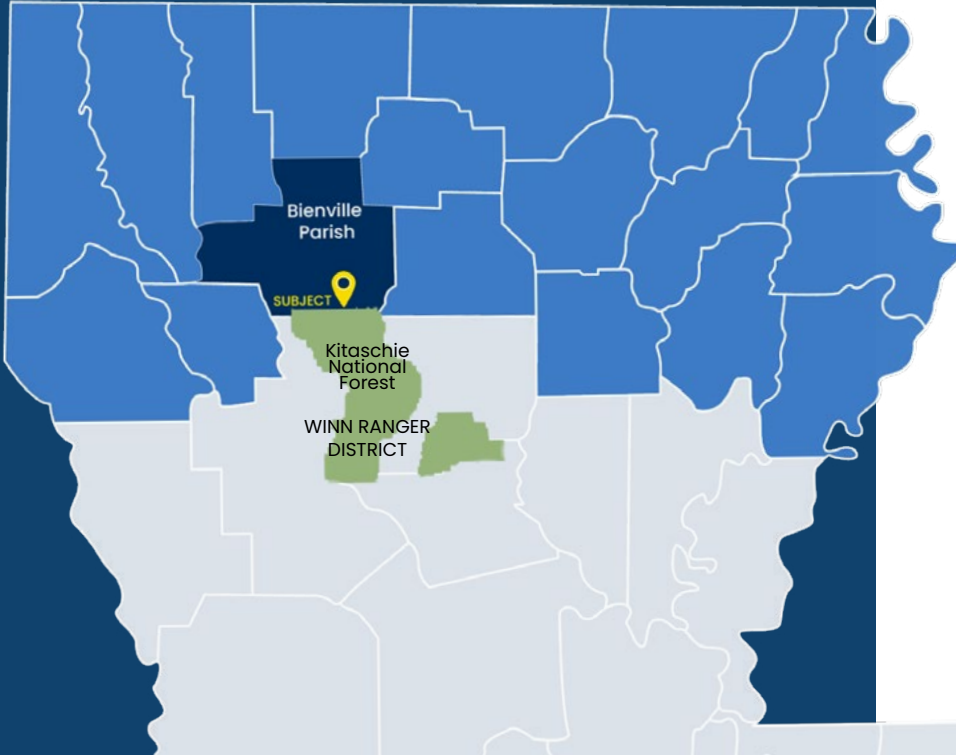
Subject Overview

OFFERING SUMMARY

Comprised of 1,356 acres of land located two miles east of Saline, LA, this property has all the amenities offered in Sportsman’s Paradise. This heavily pine and hardwood timbered tract features duck, deer, and turkey and also has significant frontage on Louisiana’s only federally designated scenic river, Saline Bayou. The property includes lodging, deer stands, various access points, and over two miles of scenic river frontage. Immediately nearby, the surrounding area includes Mill Creek Reservoir and the Winn Ranger District of Kisatchie National Forest. Contact agent for more details or or [click here to view in maps.](#)



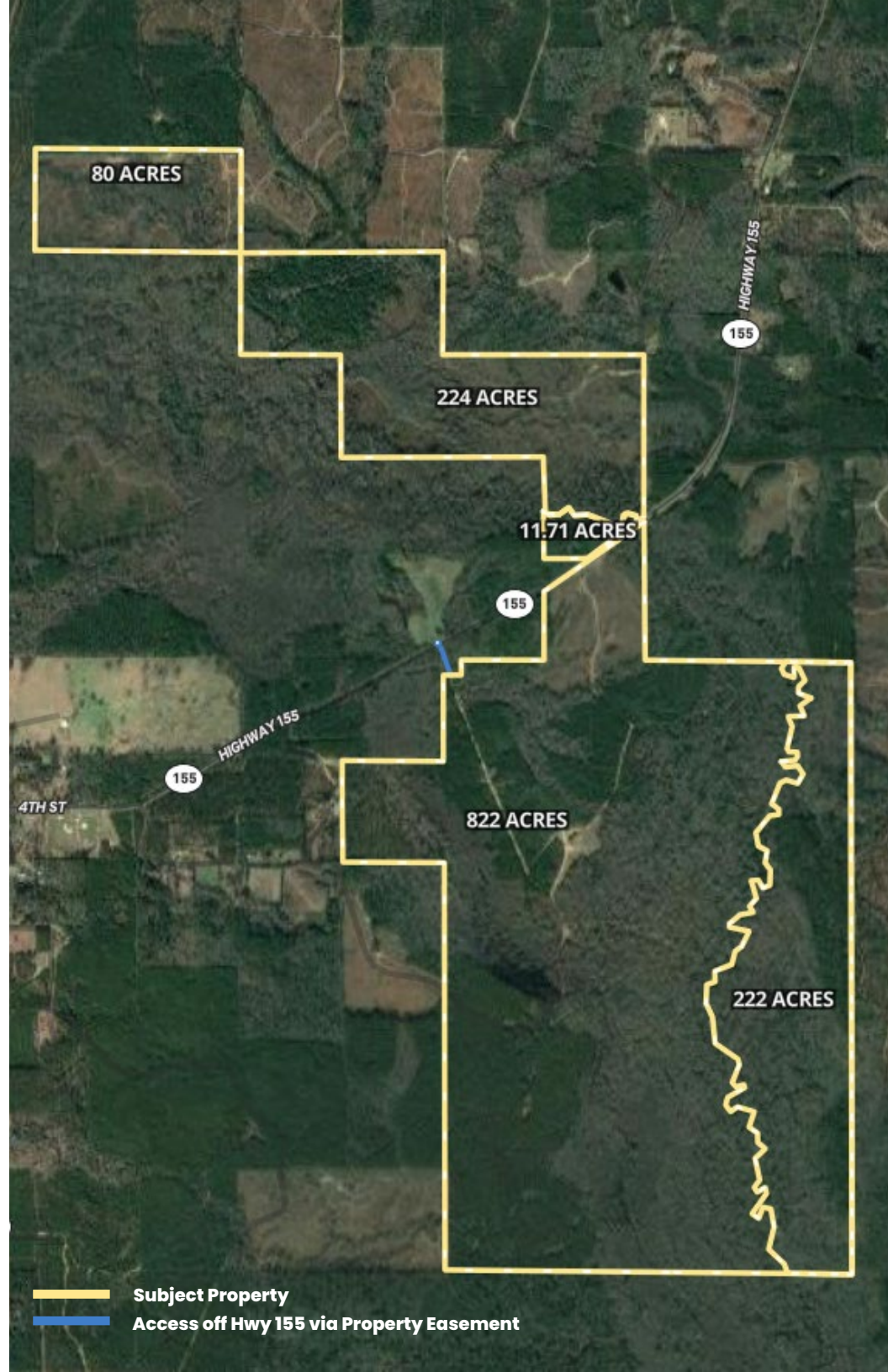
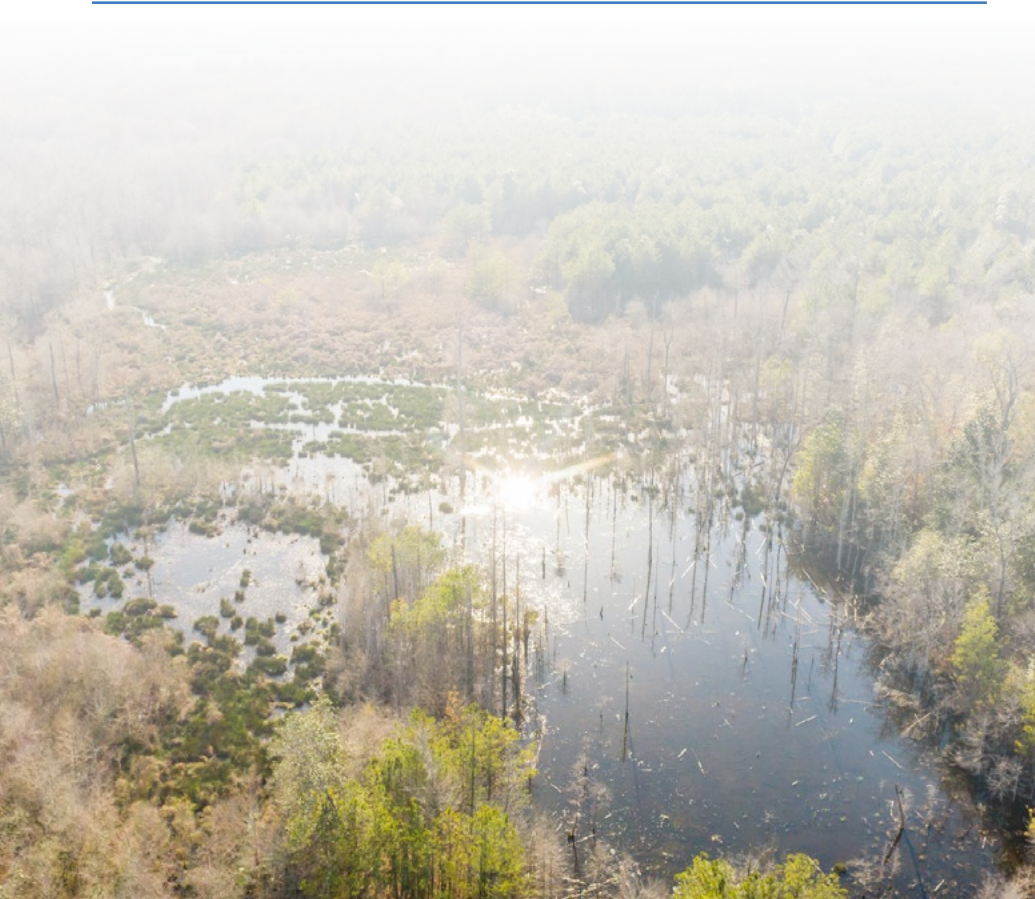
Total Land Area	1,356 Acres
Sale Price	\$3,500,000 (\$2,581 /Acre)
Use Type	Recreational, Agriculture
Restrictions	None
Utilities	⚡ AEP 💧 Well
Location	Saline, LA 71070
Parish	Bienville
Region	Sportsman’s Paradise (North Louisiana)
Access Roads	LA Hwy 155 (4th St.), Jerry Loop Rd, Parish Rd 887
National Parks	Borders northern border of Kitaschie National Forest (Winn Ranger District)
Interstate Access	45 Miles- Interstate 20 (via LA-9) 31 Miles- Interstate 49 (via LA-9)



Subject Overview

AVAILABLE LAND SPLITS

Tract Description			Sales Price	Price/Acre
North	80	Acre Tract	\$296,000	\$3,700
North	224	Acre Tract	\$716,800	\$3,200
North	11.71	Acre Tract	\$117,100	\$10,000
South	222	Acre Tract	\$821,400	\$3,700
South	822	Acre Tract	\$2,013,900	\$2,450



Subject Overview

PROPERTY FEATURES

RECREATION



Borders the Southern
Parameter of 640 ± acres
TRACT 4C AND 4D

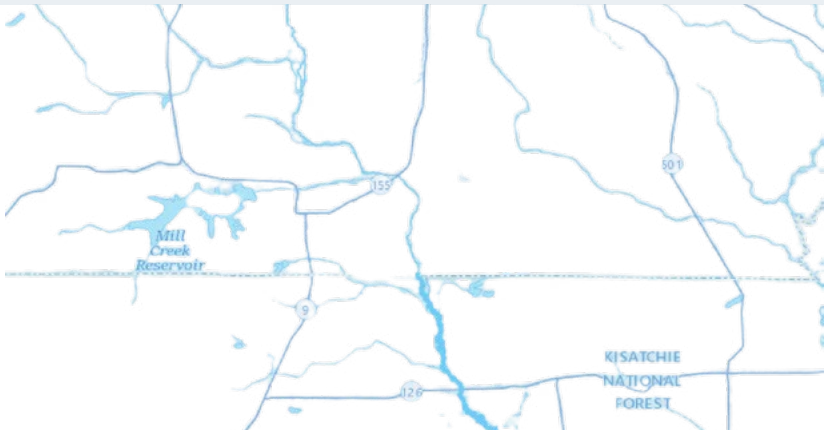


Mill Creek
Reservoir
Nearby



SALINE BAYOU

Federally Designated
Scenic River
2+ Miles Of River Frontage



Deer



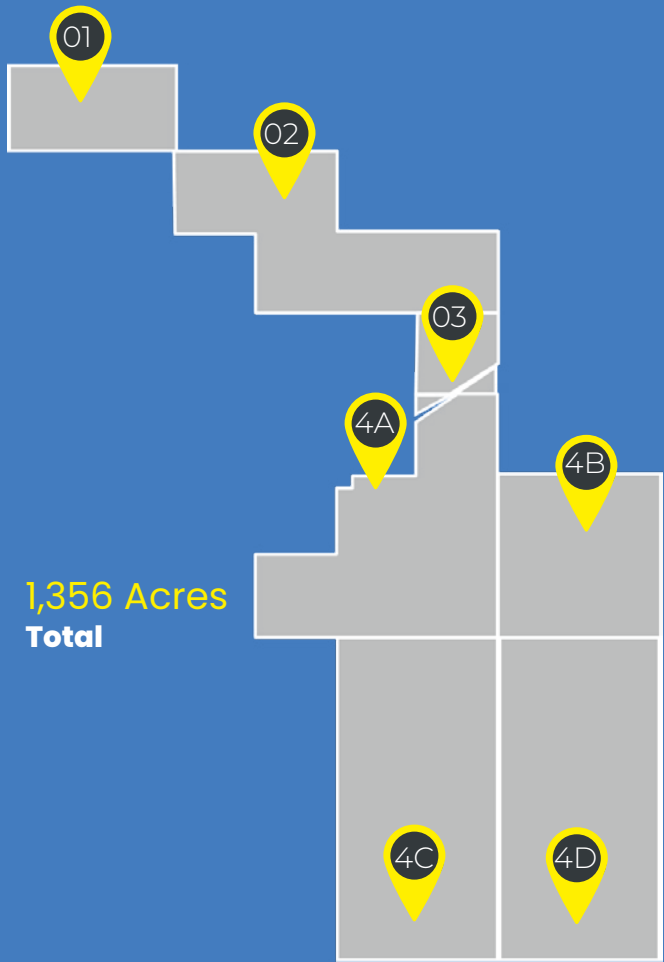
Turkey



Duck

Tract 1	80 Acres
Tract 2	200 Acres
Tract 3	37 Acres
Tract 4A	239 Acres
Tract 4B	160 Acres
Tract 4C	320 Acres
Tract 4D	320 Acres

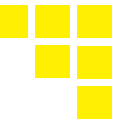
Acreages are estimations



1,356 Acres
Total

KITASCHIE NATIONAL FOREST
(Winn Ranger District)

IMPROVEMENTS



+ 4 Bedroom, 2 Bath, Mobile Home



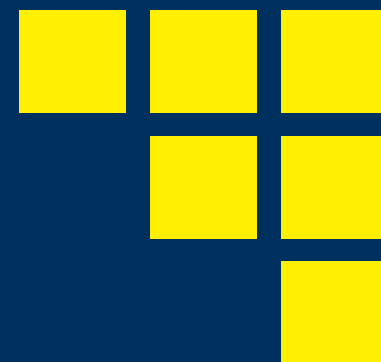
+ 4th Street (LA Hwy 155)
+ Jerry Loop Rd



+ 3 Shipping Containers



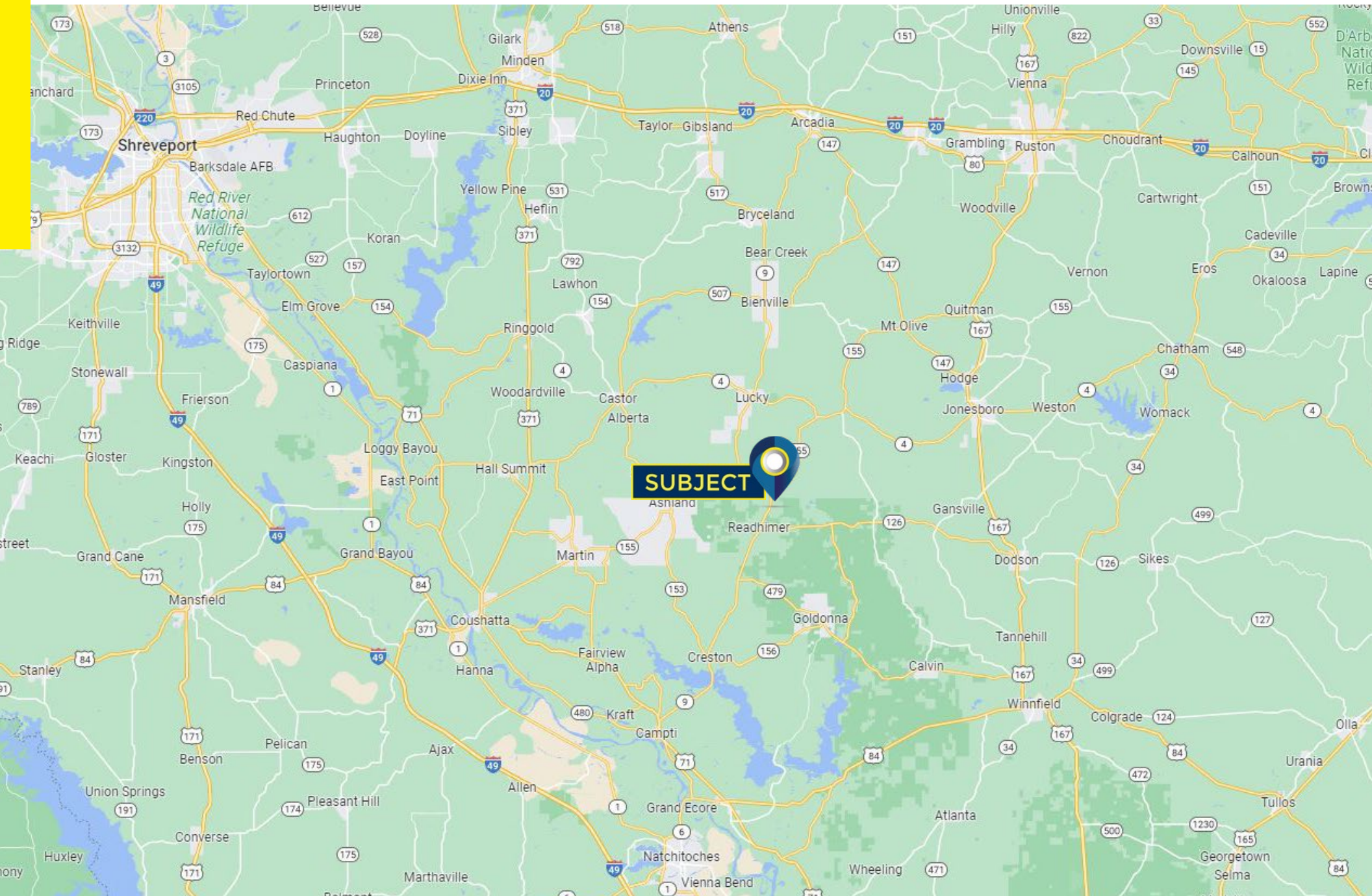
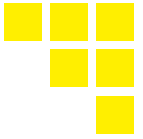
+ Deer Stands

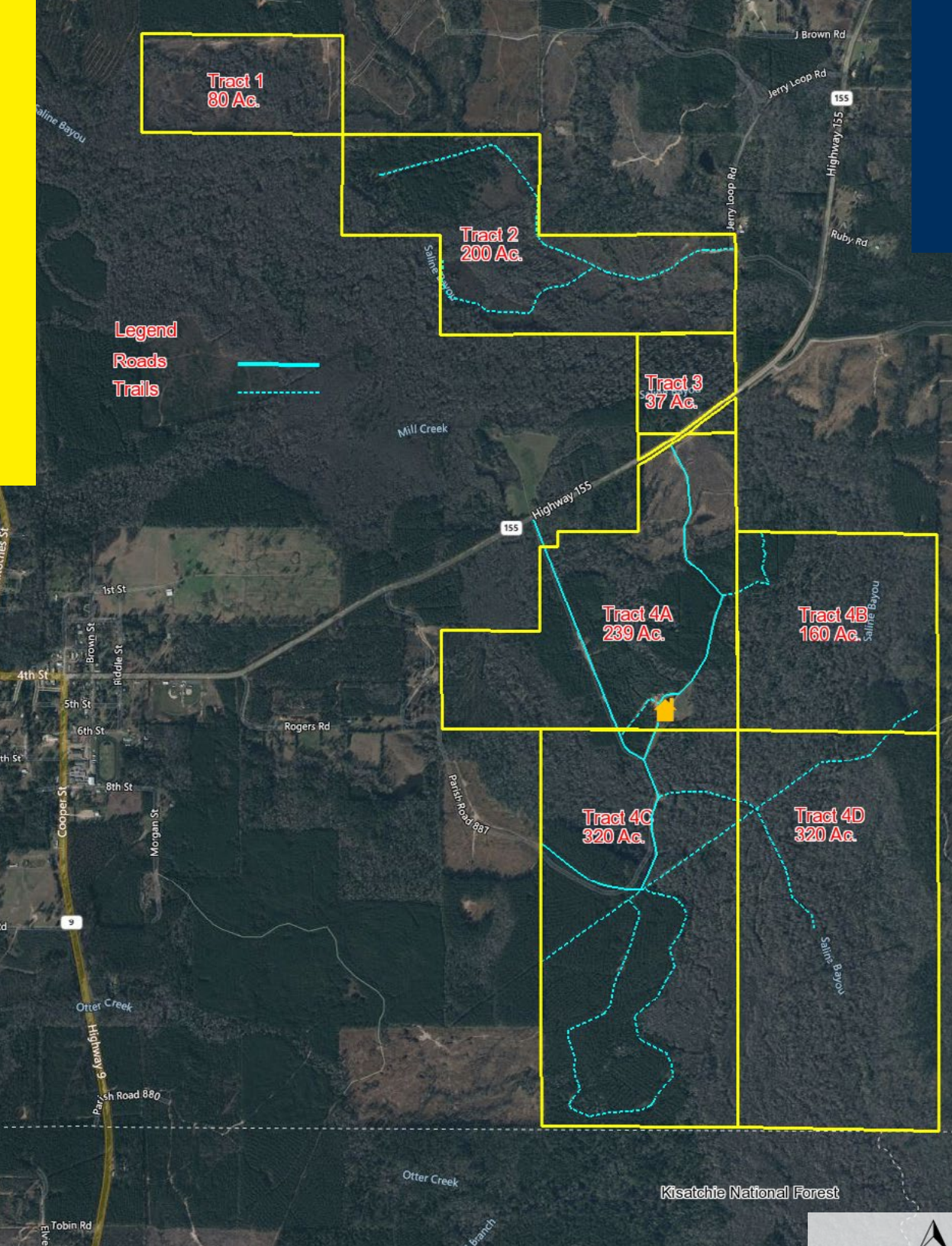


MAPS

Maps

LOCATION



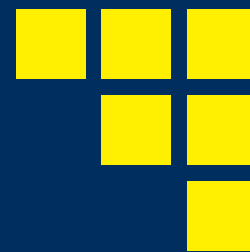
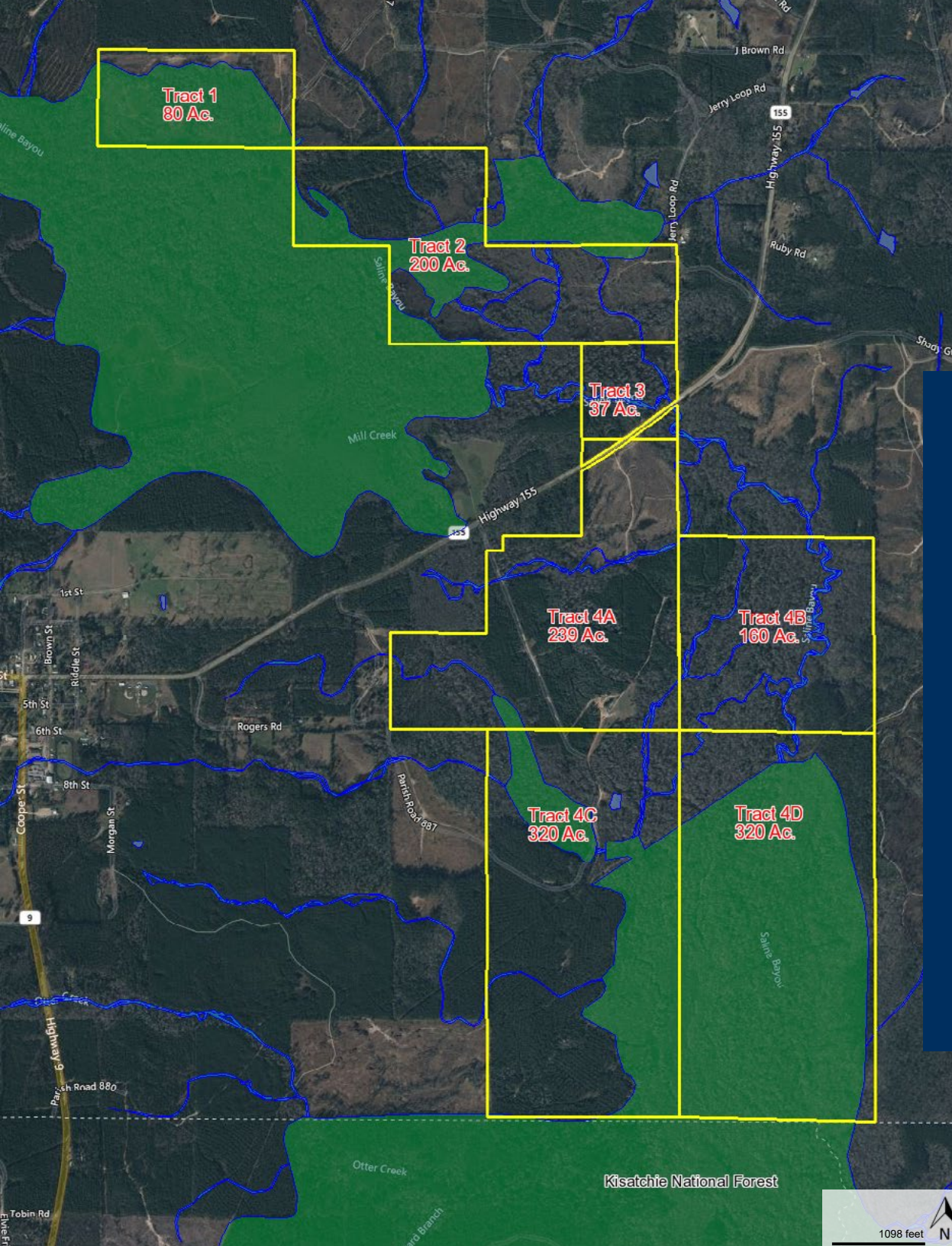


Maps

TRACTS

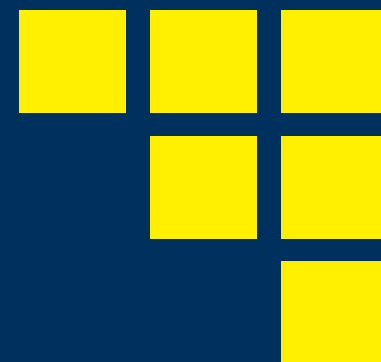
TRACT NO.	APN	ACREAGE*
1	700079565	80
2	700079566	200
3	0700079568C	37
4A	700079568	239
4B	700079567	160
4C	700079570	320
4D	700079571	320

**All acreages are estimations.*



Maps

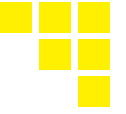
WETLANDS



PHOTOS

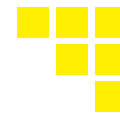
Photos

GENERAL OVERVIEW



Photos

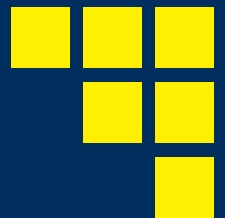
AERIALS

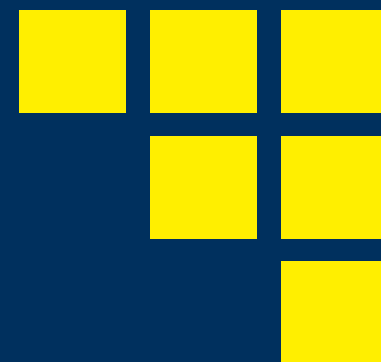




Photos

DEER





TIMBER

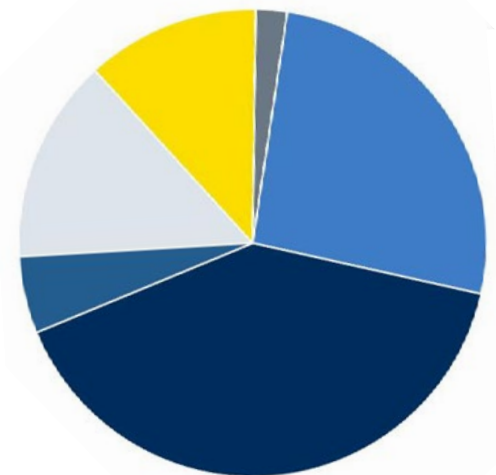


Timber Summary

Total Acreage Breakdowns

TYPE	ACRES
Pine Acres	421
Pine Plantation	357
Natural Pine	64
Hardwood & SMZ	777
Timbered (Productive) Acres	1198
Roads, Ponds, Cedar, Open Areas, Etc.	158
Total Acres	1356

	Pine Acres	31%
	Pine Plantation	26%
	Natural Pine	5%
	Hardwood & SMZ	57%
	Timbered (Productive)	88%
	Roads, Ponds, Cedar, Open Areas, Etc.	12%





Stand Table

Tract	Stand	Timber Type	Acres	Year	Last Harvest	Next Harvest	Harvest Type	Comments
Saline	1	Lob 2020	17	2020	2018	2035	First Thin	Bedded NPV \$5,100
Saline	2	Cedar	5	1900	-	-		Scenic Area
Saline	3	SMZ	145	1936	2018		Natural Thin	
Saline	4	Lob 06	37	2006	2005	2024	First Thin	NPV of \$900/acre \$33.3K total
Saline	5	Lob 2022	48	2022	2018	2037	First Thin	Bedded NPV \$14,400
Saline	6	Open	20	0				Food Plots
Saline	8	Nat pine / Hdwd	9	2007	2006	2025	First Thin	Pulpwood
Saline	9	Lob 2020	32	2020	2018	2035	First Thin	Bedded NPV \$9,600
Saline	10	SMZ	120	1966	2006			
Saline	11	Pond / Cypress	51					Beavers
Saline	12	Hardwood	21	1966	2018			
Saline	13	Lob 08	96	2008	2007	2026	First Thin	NPV of \$760/acre \$72.9K total
Saline	14	Hardwood	312	1946	2006			
Saline	15	Lob 2000	15	2000	1999	2018	First Thin	
Saline	16	SMZ Bayou	147	1936	2006			
Saline	19	Lob 2000	112	2000	2015	2024	Second Thin	
Saline	20	Cypress	32	1998	1996			Pre-Merch Cypress
Saline	21	Natural Pine	55	1976	2006	2023	CC	
1274								

TOTAL ACRES

1,364

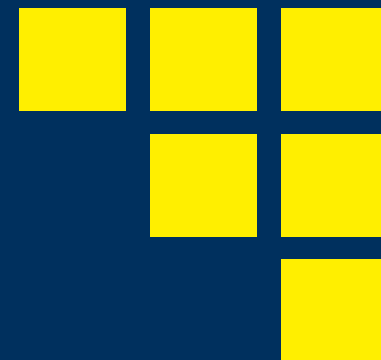


TIMBERED (PRODUCTIVE)

1,198 ACRES



- + Pine Acres
- + Pine Plantation
- + Hardwood & SMZ



LOCATION

ABOUT THE LOCATION OF

SALINE, LA

Known for hosting the Annual Louisiana Watermelon Festival, melons grow well in the Saline, LA area. Saline is located at an outcropping of the Sparta (Aquifer) sand formation which provides the environment well suited to melons. The area is also known for its excellent timber site index, which makes it well suited for grown pine trees. Saline Bayou bisects a portion of the property and the nearby Mill Creek Reservoir, usually misnamed as Saline Lake, is the biggest, easiest to access and safest body of water in Bienville Parish. The waters are fairly deep and were long ago cleared of trees and tree stumps, making it ideal for boating, skiing, knee-boarding and other water activities.



Land Area
1.18 Sq Mi

Elevation
183'

Population Density
234 Ppl / Sq Mi

Cost of Living
Low: 78.3% (National = 100%)



Bienville Parish,
Louisiana

Saline

32°9'51"N

92°58'38"W



Monroe, LA

69 Mi

Shreveport, LA

76 Mi

Jackson, MI

189 Mi

Baton Rouge, LA

210 Mi

Little Rock, AR

217 Mi

Houston, TX

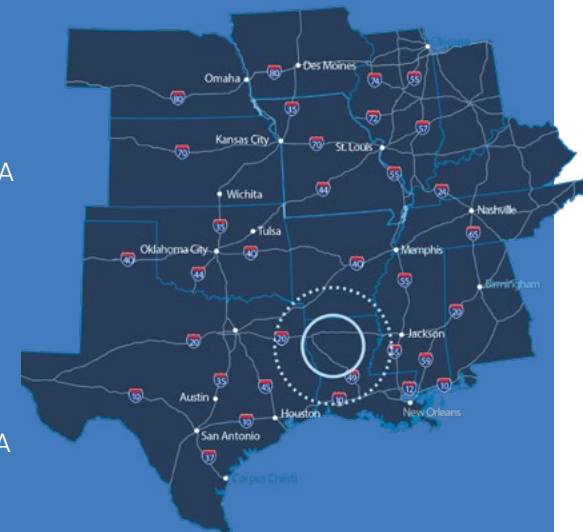
261 Mi

Dallas, TX

263 Mi

New Orleans, LA

287 Mi





Mark Sealy , Owner-Agent
MarkS@Sealynet.com
D 318.698.3101 | M 318.208.3340



333 Texas Street, Suite 1050
Shreveport, LA 71101
www.SRES.com | 318.222.8700

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.