

NEW



The Morehouse Sanctuary

205 +/- Acres (\$1,946/acre) | Morehouse Parish, LA | \$399,000



National Land Realty
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
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PROPERTY SUMMARY

This +/- 205-acre tract located in Morehouse Parish will offer you some exceptional whitetail hunting opportunities. The property is surrounded by large agriculture farms on 3 sides, with the right habitat to hold a lot of deer and make them feel safe. The access is also a bonus that offers you access from RL Thomas Rd and another access from the south which gives you multiple options to access the property with any wind direction. There is a CRP payment that gives you a source of income. Food plots are in place with room to expand. This tract will hunt big. Call today for your private showing.



ACREAGE BREAKDOWN

205 acres of 15 year old oak mix species with some pine

ADDRESS

00 RL Thomas Rd
Bastrop, LA 71220

TAXES

\$638/year (2023)

LOCATION

from Bastrop, take 165 N for approximately 5 miles. take a left on RL Thomas RD and proceed for 1 mile. The property is on your left

PROPERTY HIGHLIGHTS

- Excellent Location
- CRP Income
- Great Whitetail Genetics
- Interior Roads in place
- Surrounded by Ag Fields, providing great food source.
- Food Plots
- Private Gated Entrance
- Low Hunting Pressure
- Close proximity to town (Bastrop, La)
- Excellent Habitat
- Oak Plantation



ESTIMATED INCOME

\$6,800

nationalland.com/listing/the-morehouse-sanctuary





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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

