

**AMITE RIVER DEER
HUNTING LAND FOR
SALE**

**324.33 +/- Acres
East Feliciana Parish, LA**

\$849,000

NEW LISTING

**NATIONAL
LAND
REALTY®**



**NATIONAL
LAND
REALTY®**

National Land Realty
18157 E Petroleum Dr
Baton Rouge, LA 70809
www.NationalLand.com



Brad Smith
Office: 855.384.5263
Cell: 225.315.8778
Fax: 864.331.1610
Bsmith@nationalland.com

The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



OVERVIEW:

Situated along the banks of the Amite River in East Feliciana Parish, LA, sits a great opportunity for a south Louisiana playground. 96 acres are planted in a pine plantation with wildlife food plots already established. 138 acres of cutover bottomland hardwood provide plenty bedding areas for deer. ATV trails exist throughout providing access to all the best deer hunting spots. 88 acres of this tract were once a gravel pit and are ready for a camp overlooking a lake. Power is already available. Call Brad Smith and make an appointment to see this slice of East Feliciana Parish.

PARCEL #/ID: 6200023700

TAXES: (Call Agent for Details)

ADDRESS:

0 Boeneke Road
Clinton, LA 70722

LOCATION:

Take LA Hwy 960, turn east on Boeneke Rd. Red gate located on the south side of the road.

ACREAGE BREAKDOWN:

96 +/- acres of Pine Plantation
138 +/- acres of Bottomland Hardwood
88 +/- acres of Gravel Pit
9 +/- acres of Beach on Amite River



PROPERTY HIGHLIGHTS:

- Deer Hunting Property For Sale
- Louisiana Deer Hunting Land
- East Feliciana Parish Hunting Land For Sale
- Amite River Frontage
- Established Wildlife Food Plots
- 25 Acre Lake / Old Gravel Pit
- Deer Hunting Property Near Clinton, LA

LEGAL DESCRIPTION:

That certain tract or parcel of ground, containing 324.33 Acres, located in Section 64, T3S-R3E, and Sections 67 and 68, T3S-R4E, Parish of East Feliciana, State of Louisiana, and being designated as TRACT I on that certain "Plat Showing Survey and Removal of 324.33 Acre Tract I From the Soterra, LLC Property (Formerly Denkmann Lumber Company) Section 64, T3S-R3E, GLD and Sections 67 and 68, T3S-R4E, GLD and Thal Portion East orthc 1845 Meander Line of the Amite River East Feliciana Parish, Louisiana For Carl Bunch and Hollis Bunch" dated November 4, 2006, by Charles T. Snyder, RPLS, a copy of which is of record at Instrument Number 191529 in the official records of East Feliciana Parish, Louisiana. Said TRACT I being more particularly shown and described with reference to the above map and being subject to size, dimensions and servitudes as shown on said plat. And subject to any rights of way for public roads, public utilities, utility lines and poles, transmission lines, etc. or record or apparent by a thorough inspection of the property. Being a portion or those same lands conveyed to Soterra LLC by deed recorded on December 29, 2000, at Instrument Number I 64144 in the land records of East Feliciana Parish, Louisiana.





**NATIONAL
LAND
REALTY**

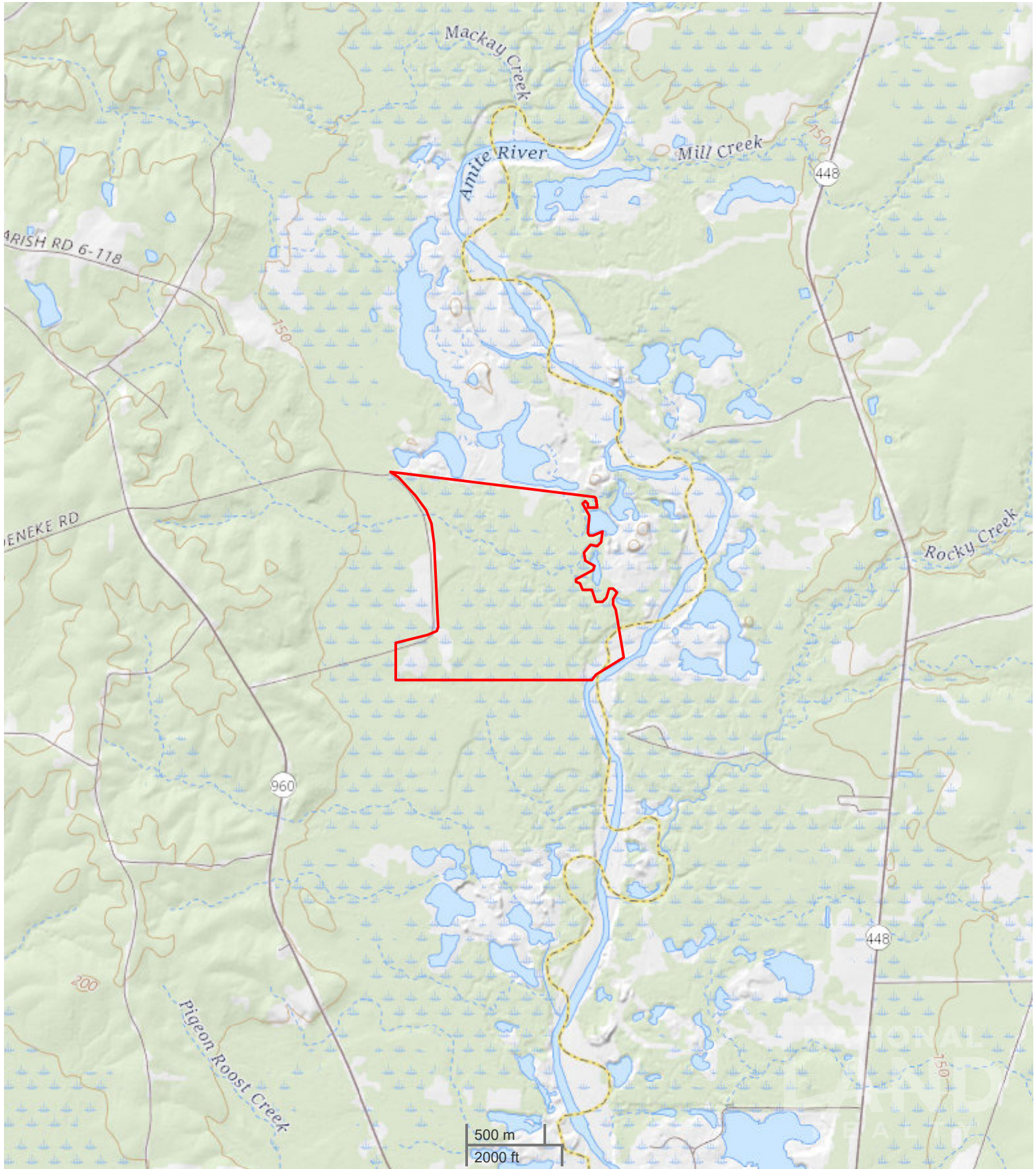
National Land Realty
18157 E Petroleum Dr
Baton Rouge, LA 70809
www.NationalLand.com



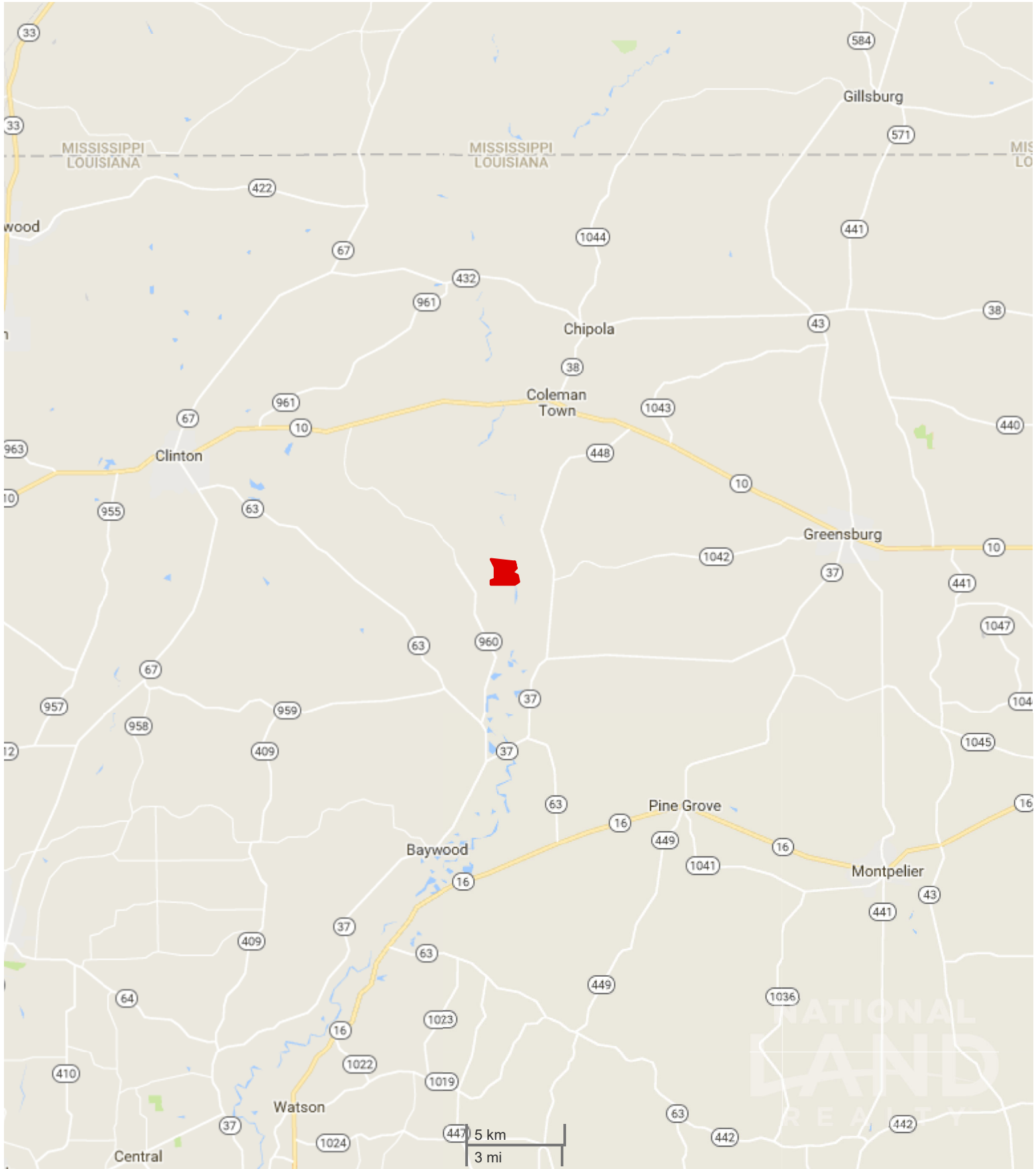
Brad Smith
Office: 855.384.5263
Cell: 225.315.8778
Fax: 864.331.1610
Bsmith@nationalland.com



All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.

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: _____

