



TrustLand[®]
properties, LLC

Specializing in Land

2 Acre Commercial Corner

Located in Grant Parish approximately 1.75 miles east of Colfax at the intersection of Louisiana Hwy. No. 8 and U. S. Hwy. No. 71.

The site has 300 feet of road frontage on Louisiana Hwy. No. 8 and 300 feet of road frontage on U. S. Hwy. No. 71.

The site is unimproved. According to the Federal Emergency Management Map Community Panel Number 220076 0115 C the property lies within Zone "A4" which is inside the 100 year flood plain.

Seller reserves mineral rights owned.

Price - \$25,000.00

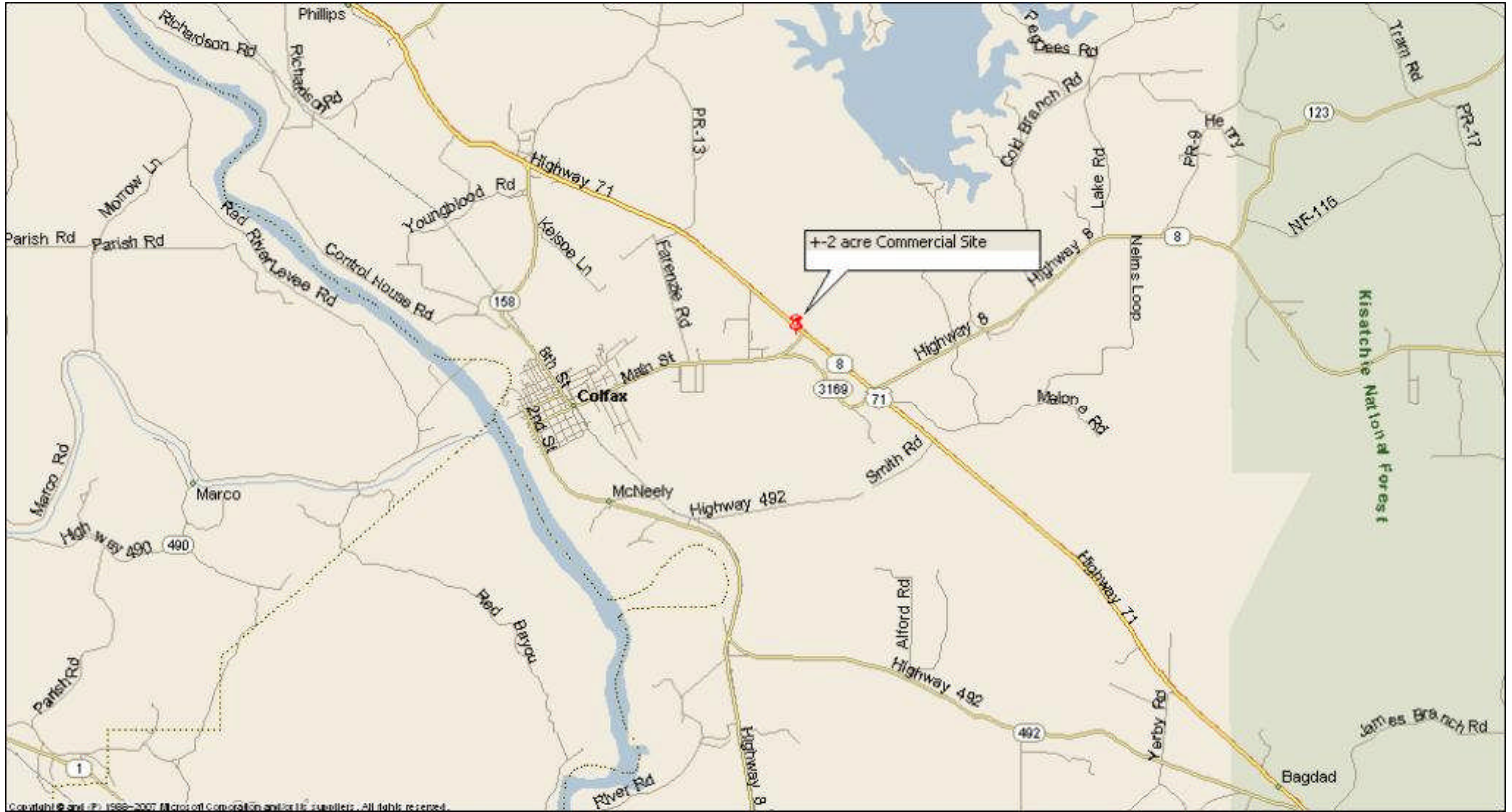
Disclosure: The owners are Louisiana licensed real estate brokers/salespersons.

INFORMATION ASSUMED TO BE CORRECT - NOT GUARANTEED

NOTE: TrustLand Properties has attempted to present the facts regarding this property in a fair and accurate manner. However, it should be noted that TrustLand Properties is acting only as a real estate broker in this matter and is not licensed to perform services as a surveyor or attorney, and does not hold itself out as a property inspector, accordingly it cannot be responsible for: any title or survey problems concerning the above described property; any shortages in acreage or land area; the accuracy of the legal description; any defects, hidden or apparent; environmental problems; flooding problems; zoning, building, or wetland restrictions, easements, or any other limitations preventing the full use of the above described property; or the suitability of the above described property for any specific purposes or usages.

**FOR MORE INFORMATION, CALL DICK OR MATTIE ZEAGLER @
(318) 992-8673 or (318) 992-3201**

+ 2 acre Commercial Corner



CELSCO

Civil Engineering Land Surveying

James W. Townsend, C.E., P.L.S.

310 Vine Street, Bunkie, LA 71322

Telephone 318-346-2098
Telephone/FAX 318-346-4330

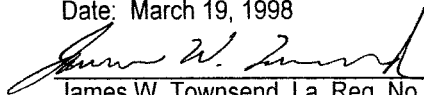
Certificate of Survey

I certify that this plat correctly represents the on site survey made under my direction and supervision, and is in accordance with applicable standards of practice for Professional Land Surveyors as stipulated in Louisiana Administrative Code Title 46:LXI, Chapter 25 for a Class "C" Survey.

This survey is of a 2.00 acre tract of land located in the southeast quarter (SE/4) of the northeast (NE/4) quarter of Section 4, Township 6 North, Range 3 West, Grant Parish, Louisiana.

Scale: 1" = 200'
For: James Clay Cook
Requested by: William Fielding James, Jr.

Date: March 19, 1998

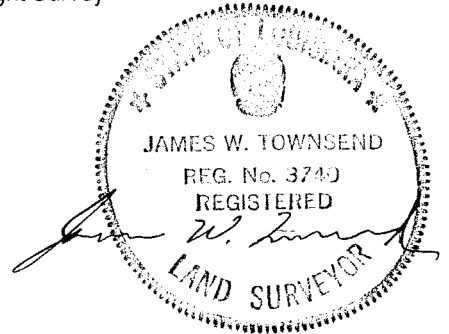

James W. Townsend, La. Reg. No. 3740

Reference Surveys:
R. E. McKnight for the Calhoun, Estate
January 1931

Basis of Bearing:
McKnight Survey

Legend:

- ◆ Found Railroad Iron Monument
- Found 1/2" Iron Rod Monument
- ⊙ Set 1/2" Iron Rod Monument
- Concrete LDH Right of Way Marker



ORIGINAL
IF STAMP APPEARS RED

