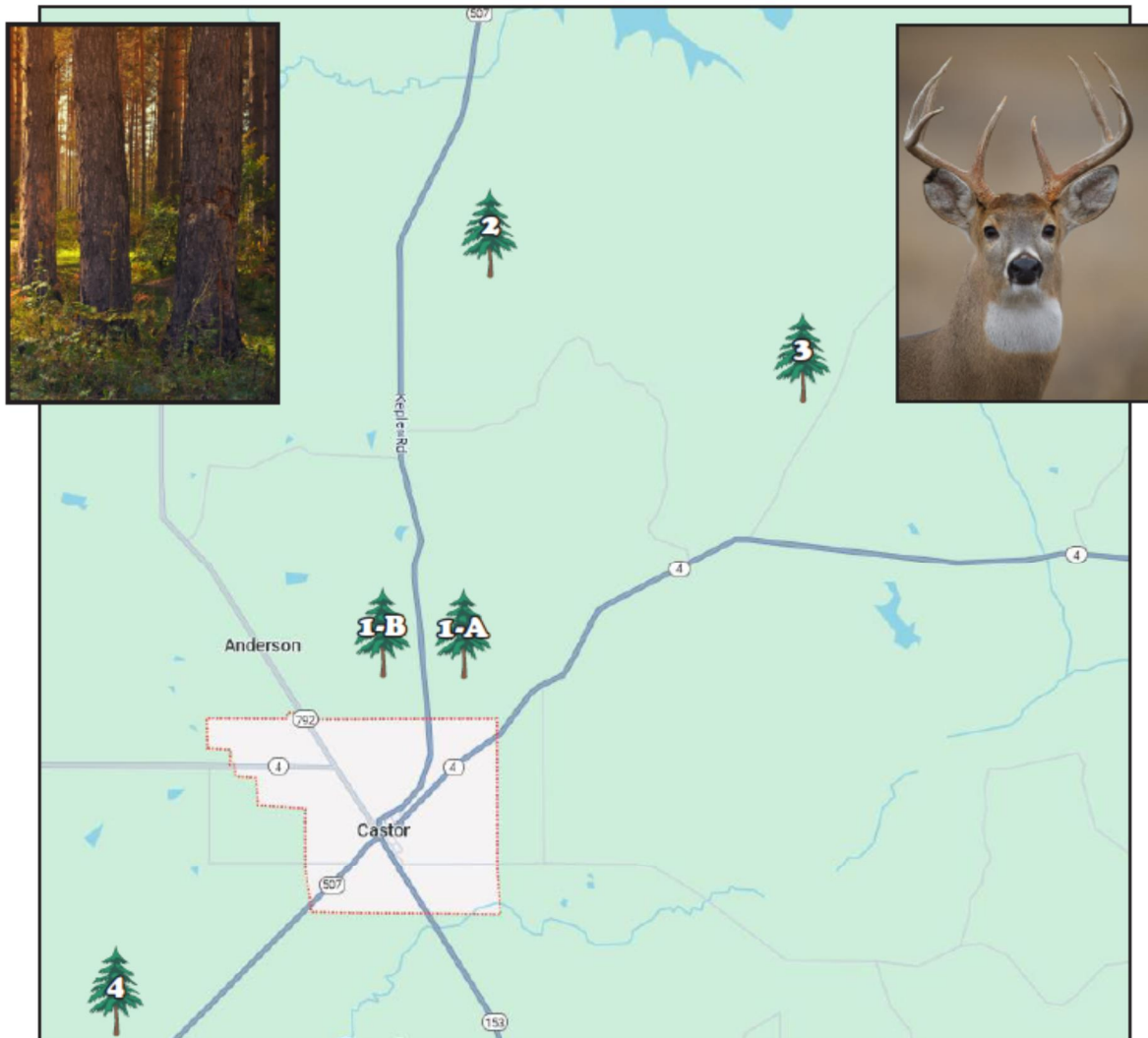


# REAL ESTATE AUCTION

Selling Timberlands held by Campbell Estates, Inc.  
Selling Five Tracts Containing 563.67 Acres +/-

Thursday, June 13, 2024 • 11:00 A.M.

Sale Site: Castor Community Center, 111 Lodge St., Castor, LA



Nominal Opening Bid \$1,000 / Acre - 7% Buyers Premium  
100% of Minerals will Convey to Buyer

Dusty Taylor  
Lic. #836-24



Ph: 318-245-8800

Complete Terms & Conditions Available Sale Day or Online  
Timber • Hunting • Recreation • Oil and Gas  
[taylormadeauctions.com](http://taylormadeauctions.com)

## **TERMS AND CONDITIONS**

Registration at the auction confirms your agreement to the terms and conditions of sale as stated in the sale day notes, which are incorporated by reference into your bidding. **DO NOT BID** unless you have registered, received a Bidder's Card and Sale Day Notes and have read and agreed to be bound by the terms of sale and the Sale Day Notes as they are enforceable against you upon bidding.

All properties are sold **AS IS, WHERE IS** with no financing, inspection, or other contingencies to sale. Taylor Made Auction and Realty, LLC represents the Sellers only and does not inspect properties on bidder's behalf. Read the Sale Day Notes to determine the existence of any disclosures, exclusions, representations, and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures. All measurements are plus or minus and all improvements located on the property are sold **AS IS** without warranty as to their condition neither expressed nor implied and subject to any redhibitory defects.

Each high bidder will make a 10% nonrefundable deposit per property immediately following auction. Cash, cashier's check, and personal checks are accepted. If you are a resident/citizen of a country outside the U.S., certified funds (bank check, wire transfer, certified checks) are required for the down payment and closing. The balance of the purchase price and all closing cost are due at closing within 45 days. If for any reason Seller does not perform or accept the terms of the Contract, the sole remedy shall be the return of Buyer's deposit.

Current year's property taxes will be paid prorated as is customary. These properties sell subject to Seller confirmation on sale day. The Seller is highly motivated and has every intention of selling. The seller will convey 100% of the mineral interest owned in all tracts.

The Auctioneer makes no representation or warranty expressed or implied, as to the accuracy of the information contained herein. Information submitted is subject to errors and omissions, although information has been obtained from sources deemed reliable.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Auctioneer and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers, or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Auctioneer or Seller, their agents and employees, from any and all liability attendant thereto.

Buyers must conduct their own due diligence and investigation of each property and must also investigate the suitability of each parcel prior to making a bid and purchase at the auction. Buyers must rely solely upon their own investigation and not any information provided by the Seller or Auctioneer. Failure of a Buyer to be fully informed on the condition of a property will not constitute grounds for any claim adjustment or right to cancel sale. Transfer of title will be by Act of Cash Sale with full warranty of title by act of sale form customarily used in Bienville Parish, Louisiana with exception of warranty on improvements and acreage as stated above. All acreage sells by the tract. The acreage shown is merely a yard stick to derive the tract price. Example: 10.0 Acres X \$1,000 = \$ 10,000.00 tract price. Announcements made from the auction block will take precedence over any previous printed material or any other oral statements.

Bidding will start at the nominal opening bid of \$1,000/Acre.

A 7% Buyer's Premium will be added to each high bid.

## AUCTION SITE



Castor Community Center  
111 Lodge Street, Castor, LA

## HISTORY

These properties have been held by the Campbell Family for over 100 years. In the beginning the Campbells farmed this land. And, like everyone else in that era, I can only imagine they grew some Cotton for a cash crop, Corn to feed the Mules and Milk Cows, and enough vegetables to feed the family, and trade out at the General Store. Let's don't forget Watermelons. This was Watermelon Country.

Not only did they grow conventional crops, they grew a crop of youngsters that have grown up and made their marks in our communities. They grew Lawyers, Judges, and Entrepreneurs.

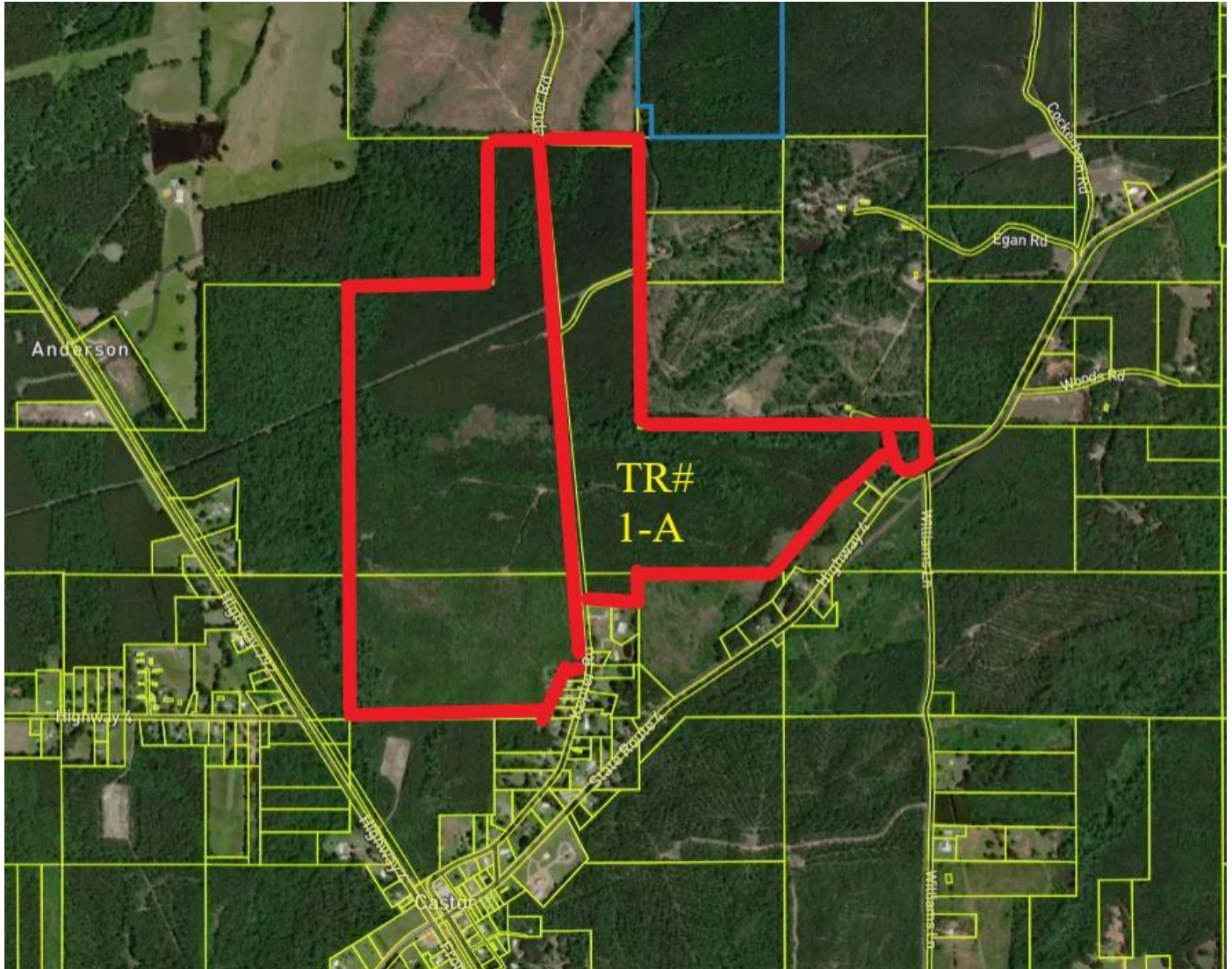
This generation chose to grow a different crop, Timber. Timber is King in this country now, and this old farmland is growing some good timber.

The Campbells have decided that at this point in life it is time to sell the farm. And they have a GOOD Tree Farm to Sell!!

We look forward to seeing each of you at the Auction.



TRACT # 1 - A



## TRACT #1

### DESCRIPTION

Tract #1 contains 327.17 acres +/- and is dissected North and South by La. 507.

Tract #1 will be divided into 2 tracts. Tract 1-A will be all the land lying East of La. 507 and Tract 1-B will be all the land lying West of La. 507.

These tracts will sell individually and then put back together to see if anyone wishes to BUY IT ALL.

**Tract #1-A** contains 129.17 acres +/- and has 4,300 feet of road frontage on La. 507 and 927 feet of road frontage on Chappel Road.

This tract is a 16-18-year-old Pine Plantation that has been thinned once. It is predominantly Pine chip and saw, Pine pulpwood, with a few Oak logs and Hardwood pulp.

There are about 10 acres in Streamside Management Zones on this tract. With this great stand of Pine Plantation there is tremendous investment value here. Also, an investor might consider, with the Castor School District's reputation, the possibility of some rural Residential Development especially on the Southern end where it joins some upscale residences.

With all its road frontage, excellent timber, and possible rural development this tract has unlimited potential.

And as a BONUS 100% of the Minerals will convey to the BUYER!!

### DIRECTIONS

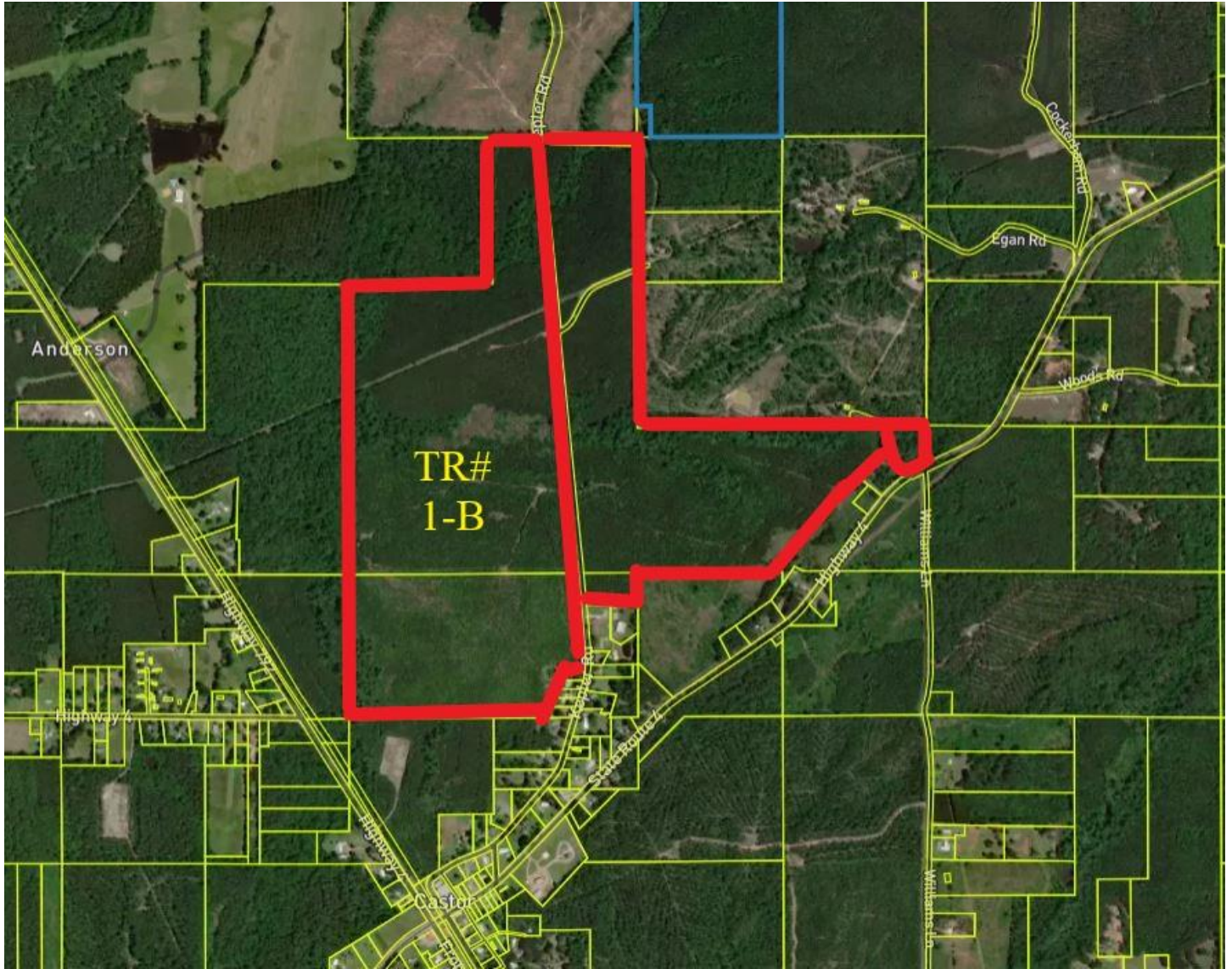
From the intersection of La. 4 and La. 507 in Castor, La. Travel North on La. 507 for 0.6 miles, property will be on your right for the next 0.8 miles.

### LEGAL DESCRIPTION

Northeast ¼ of Southwest ¼ lying East of La. 507 and Southeast ¼ of Southwest lying East of La. 507 Section 23 and Northeast of Northwest lying East of La. 507 and Northwest ¼ of Northeast ¼ lying East of LA. 507 and Northeast ¼ of Northeast ¼ less lots out Section 26 Township 15 North Range 8 West containing 129.17 acres more or less.



TRACT # 1 - B



## TRACT #1-B

### DESCRIPTION

**Tract #1-B** contains 198 acres +/- and has 4,900 feet of road frontage on La. 507.

This tract is a 16-18-year-old Pine Plantation that has been thinned once, except for the lower 60 acres down next to the houses which has never been thinned. It is predominantly Pine chip and saw, Pine pulpwood, with a few Hardwood logs and Hardwood pulp. Be sure you check the timber volumes listed in the back of this catalog.

There are approximately 20 acres in Streamside Management Zones on this tract.

With all the road frontage, excellent timber, possible rural development, and 100% of the Minerals conveying to the BUYER, this tract has great potential also.

### DIRECTIONS

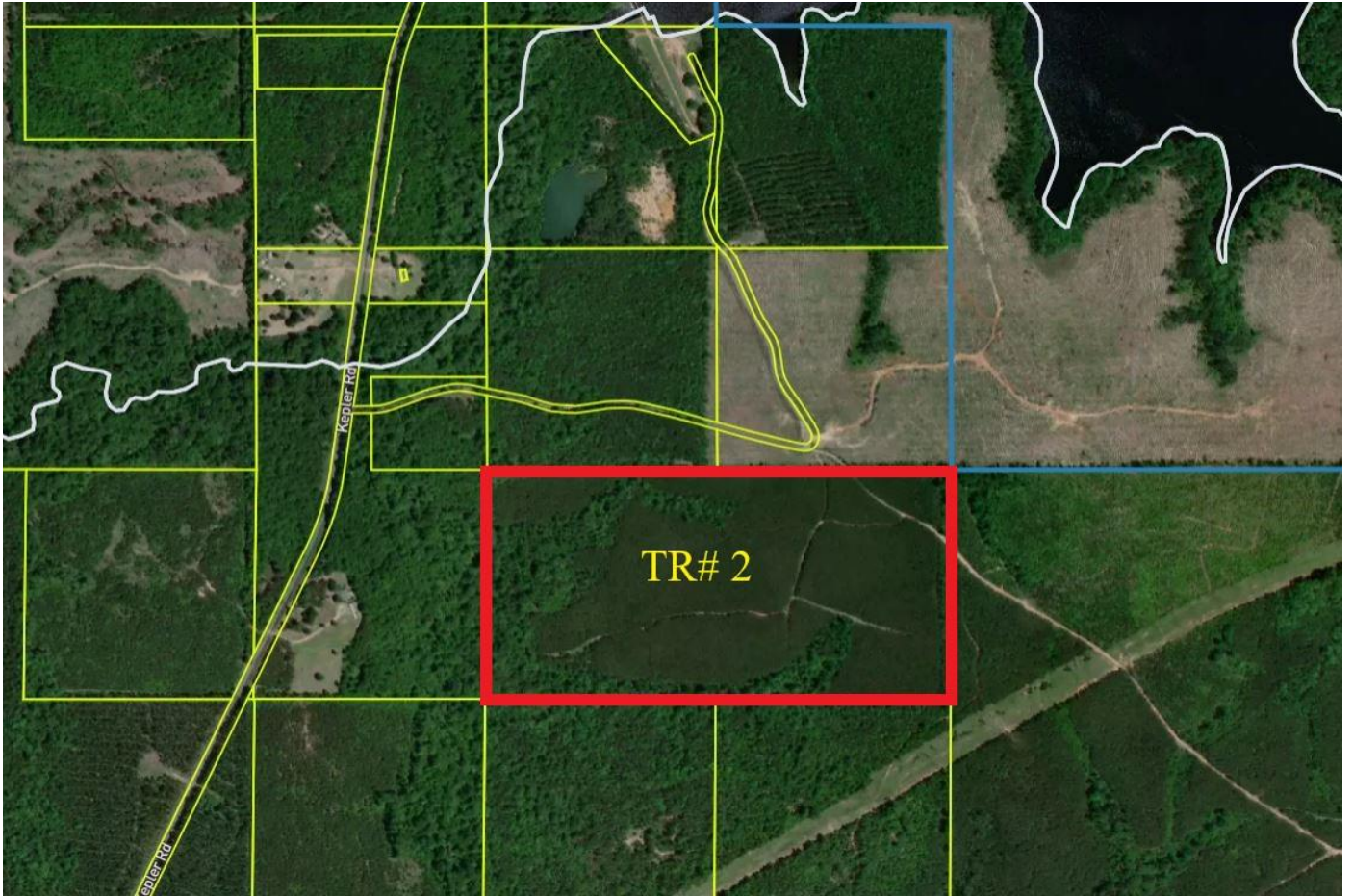
From the intersection of La. 4 and La. 507 in Castor La. Travel North on La. 507 for 0.5 miles, the property will be on your left for the next 0.93 miles.

### LEGAL DESCRIPTION

Northeast $\frac{1}{4}$  of Southwest $\frac{1}{4}$  lying West of La. 507, Section 23 and South  $\frac{1}{2}$  of Southwest  $\frac{1}{4}$  lying West of La. 507 Section 23 Township 15 North Range 8 West and North  $\frac{1}{2}$  of Northwest lying West of La. 507 and Southwest  $\frac{1}{4}$  of Northwest $\frac{1}{4}$  and Southeast  $\frac{1}{4}$  of Northwest $\frac{1}{4}$ , less lots sold lying West of La. 507 in Section 26 Township 15 North Range 8 west, containing 198 acres more or less.



**TRACT #2**





## TRACT #2

### DESCRIPTION

Tract #2 is an 80.5 acre +/- tract that is accessed via Keppler Dam Road and a haul road. This tract is a 16-18- year- old Pine Plantation that has been thinned once. It is predominantly Pine pulpwood with some Pine sawlogs, Oak logs, and Hardwood pulp.

There are 15 acres in Streamside Management Zones and 65 acres in Pine timber.

Located in route to Keppler Lake, this is a great Hunting and Recreational property as well as a great investment opportunity. As a "Bonus" 100% of the Minerals will convey to the Buyer!!

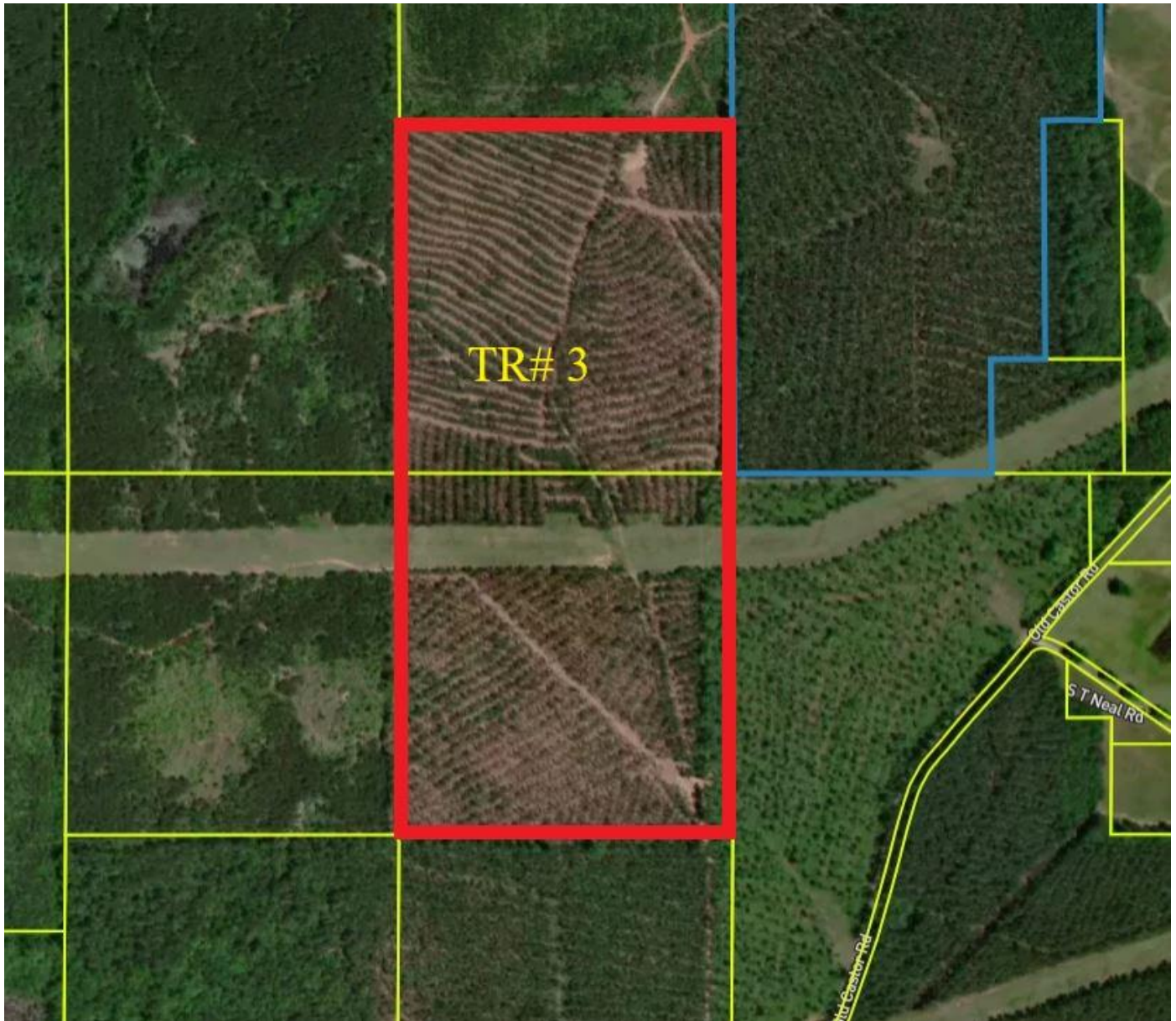
### DIRECTIONS

From the intersection of La. 4 and La. 507 in Castor, La. Travel North on La. 507 3.97 miles to Keppler Dam Road. Turn right on Kepler Dam Road for 0.5 miles to haul road on your right (coordinates 32.3098295\*N,93.149420\*W). Veer right on haul road 280 feet to white pipe gates and beginning of property.

### LEGAL DESCRIPTION

Northeast ¼ of Northeast ¼ Section 11 and Northwest ¼ of Northwest ¼ Section 12 Township 15 North Range 8 West containing 80.5 acres more or less.

TRACT #3



## TRACT #3

### DESCRIPTION

Tract #3 is an 76 acre +/- tract that is accessed via Old Castor Road, a Pipeline R.O.W., and a haul road. This tract is a 16-18-year-old Pine Plantation that has been thinned once. It is predominantly Pine chip and saw, Pine pulpwood, with a few Gum logs.

There are 5.5 acres in Pipeline R.O.W.s, and 2 acres in roads. This tract has some really nice timber, just look at the timber volumes listed at the back of this catalog.

This is a Great investment opportunity, and as a Bonus 100 % of the Minerals will convey to the Buyer!!

### DIRECTIONS

From the intersection of La. 4 and La. 507 in Castor, La. Travel East on Hwy 4 2.5, miles to Old Castor Road (PR 661). Turn left on Old Castor Road, travel 1.0 mile to a Pipeline that crosses Old Castor Road. Turn left onto the Pipeline R.O.W. go 150 feet and bear right on haul road, marked with blue flagging, (coordinates: 32.288522\*N, -93.125104\*W). Travel 860 feet on haul road to South line of property (coordinates 32.290734\*N, -93.126021\*W)

### LEGAL DESCRIPTION

Southeast 1/4 of Southwest 1/4 Section 7 and the Northeast 1/4 of Northwest 1/4 Section 18 Township 15 North Range 7 West containing 76 acres more or less.



TRACT # 4



## TRACT #4

### DESCRIPTION

Tract #4 is an 80 acre +/- tract that lies in Black Lake Swamp. Access is from Sullivan Road to a haul road then to an ATV trail (marked with Blue Flagging) that will take you to the Southeast corner of the property, and pretty well follows the Southern line of said property.

Approximately 14 acres are out of the swamp on a Pine ridge on the East line of the property.

Black Lake Creek crosses the Western end of this tract, and it has a Scenic River Designation.

This tract is chocked full of timber, Pine sawlogs, Pine chip and saw, Pine pulpwood, Hardwood pulp, Oak logs, and mixed logs. Check out the timber volumes listed at the back of this catalog.

This is an exceptional Hunting and Recreational property. If it walks, crawls, or flies in Louisiana you very well may find it here. Also, I understand that Black Lake Creek offers some very good fishing. On top of all this, 100% of the Minerals will convey to the Buyer!!

### DIRECTIONS

From the intersection of La. 4 and La. 507 in Castor, La. Travel West on La. 507 1.60 miles to Sullivan Road. Turn right on Sullivan Road for 825 feet to the end of the road (coordinates: 32.235998\*N, -93.188637\*W). Continue North on a haul road for 500 feet. Bear left on ATV trail marked with blue flagging for 1700 feet to the Southeast corner of Tract #4 (coordinates: 32.236129\*N, -93.194340\*W)

### LEGAL DESCRIPTION

South ½ of Southwest ¼ Section 33 Township 15 Range 8 West containing 80 acres more or less.



**J & E SMITH TIMBER LLC**  
P.O. Box 35 - 299 Evelyn's Way Bienville. LA.  
71008

**318-385-7543 or 318-548-9052**

**Fax: 318-385-7658**

April 5, 2024

Campbell Estates, Inc Appraisal

Mr. Taylor, as per your request, we have flagged the lines on all the Campbell tracts and also flagged access routes. We flagged the perimeter lines in pink flagging and the access routes in blue flagging. We also appraised the timber on each tract. Timber volumes and land lines are not guaranteed.

These are the timber volumes that we estimated on each tract.

Tract # 1-A - Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  lying east of La. 507 and Southeast  $\frac{1}{4}$  of Southwest lying east of La. 507 Section 23 and Northeast of Northwest lying east of La. 507 and Northwest  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$  lying east of La. 507 and Northeast  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$  less lots out Section 26 Township 15 North Range 8 West. There are about 10 acres in Streamside Management Zones on this tract.

Volumes are as follows: Pine  
pulpwood-4,500 tons

Pine chip and saw logs - 950 tons Oak logs -  
60 tons

Hardwood pulpwood-300 tons

Tract# 1-B - Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  lying west of La. 507, Section 23 and South  $\frac{1}{2}$  of Southwest  $\frac{1}{4}$  lying west of La. 507 Section 23 Township 15 North Range 8 West and North  $\frac{1}{2}$  of Northwest lying west of La. 507 and Southwest  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  and Southeast  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$ , less lots sold lying west of La. 507 in Section 26 Township 15 North Range 8 West. There are about 20 acres in Streamside Management Zones on this tract.

Volumes are as follows:

Pine pulpwood-9,645 tons

Pine chip and saw logs - 700 tons. Almost all of these tons are north of the pipeline.

Hardwood pulpwood - 250 tons Hardwood  
logs - 60 tons

Tract# 2 - Northeast  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$  Section 11 and Northwest  $\frac{1}{4}$  Of Northwest  $\frac{1}{4}$  Section 12 Township 15 North Range 8 West containing 80 acres



more or less. Access is from Kepler Dam Road. There are 15 acres in Streamside Management Zones and 65 acres in pine timber.

Volumes are as follows:

Pine pulpwood-4,030 tons Pine sawlogs

- 30 tons

Oak logs - 34 tons

Hardwood pulpwood- 175 tons

Tract# 3 - Southeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  Section 7 and the Northeast  $\frac{1}{4}$  of Northwest $\frac{1}{4}$  Section 18 Township 15 North Range 7 West containing 80 acres more or less. Access is from Old Castor Church Road and across Weyerhaeuser on a haul road. There are 5.5 acres in pipelines, 2 acres in roads leaving 72.5 acres in timber.

Volumes are as follows:

Pine chip and saw logs - 2,320 tons Pine

pulpwood- 4,205 tons

Gum pulpwood - 30 tons

Tract# 4 - South  $\frac{1}{2}$  of Southwest  $\frac{1}{4}$  , Section 33 Township 15 North Range 8 West. This tract is in Black Lake Bayou swamp. Access is from Sullivan Road, then across Weyerhaeuser. Access is flagged in blue on a ATV trail.

Approximately 14 acres are out of the swamp on a pine ridge on the east line of this tract.

Volumes are as follows:

Pine sawlogs - 905 tons Pine

pulpwood-420 tons

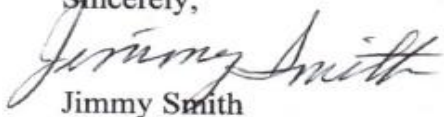
Pine chip and saw logs - 465 tons Oak logs -

1,650 tons Miscellaneous logs - 825 tons

Hardwood pulpwood-2,475 tons

Please let me know if I can be of any further assistance.

Sincerely,



Jimmy Smith

# NOTES

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**DUSTY TAYLOR**  
AUCTIONEER  
LA-LIC# 836-24



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