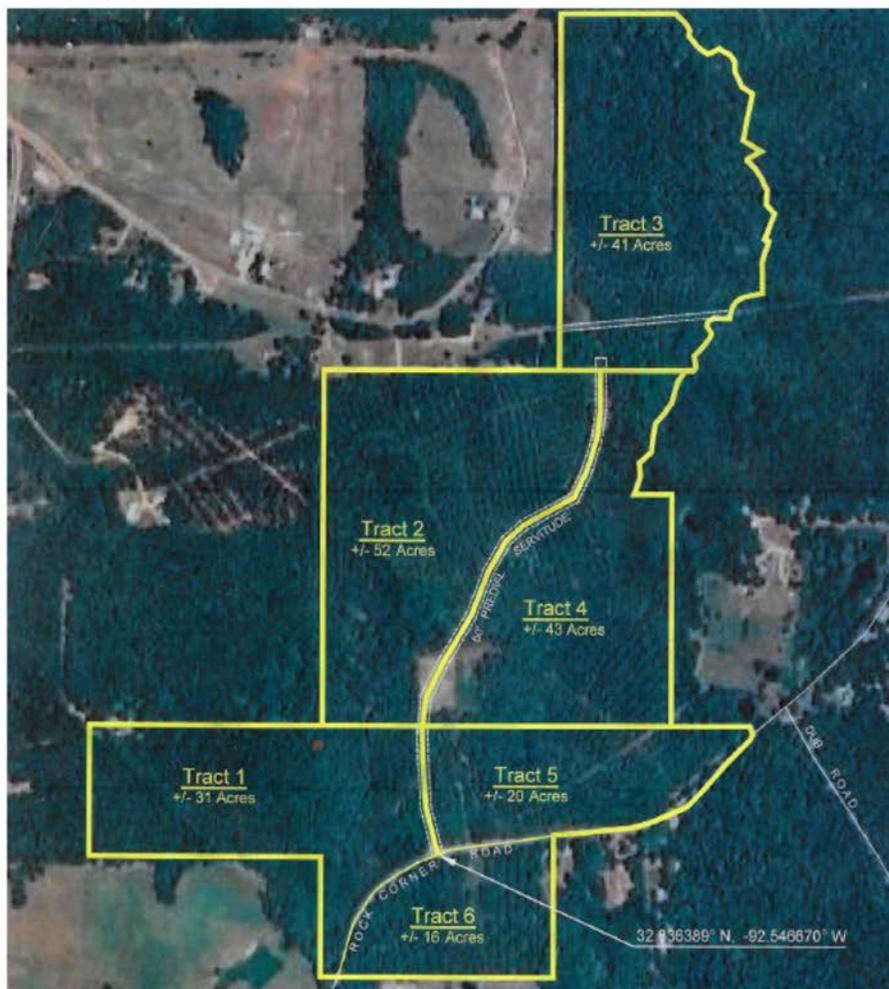


REAL ESTATE AUCTION

Selling Six Tracts Containing 203 Acres +/-
503 Rock Corner Road, Dubach, LA (32.636389°N, -92.546670°W)

Saturday, April 25, 2026 • 11:00 A.M.

Sale Site: Lincoln Parish Library Events Center, 910 N. Trenton Street, Ruston, LA 71270



Nominal Opening Bid \$1,000 / Acre 50% Minerals will convey
7% Buyers Premium (on-site) - 10% Buyers Premium (on line)
Register to bid online at: www.taylormadeauctions.hibid.com
THE OPPORTUNITIES ARE UNLIMITED!!!!

Dusty Taylor
Lic. #836-26

Ph: 318-245-8800



Complete Terms & Conditions Available Sale Day or Online

Timber • Pasture • Hunting • Recreation • Residential • Oil and Gas
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 Sellers do 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 Sellers are highly motivated and has every intention of selling. The sellers will convey 50% of the mineral interest owned.

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 Lincoln 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 on-site high bid.

A 10% Buyer's Premium will be added to each on-line high bid.

AUCTION SITE



Lincoln Parish Library Events Center
910 N. Trenton Street
Ruston, LA 71270

OVERVIEW

Friends and neighbors, we have a unique opportunity today. We have an opportunity to invest in a property that has numerous avenues to generate a return on your investment.

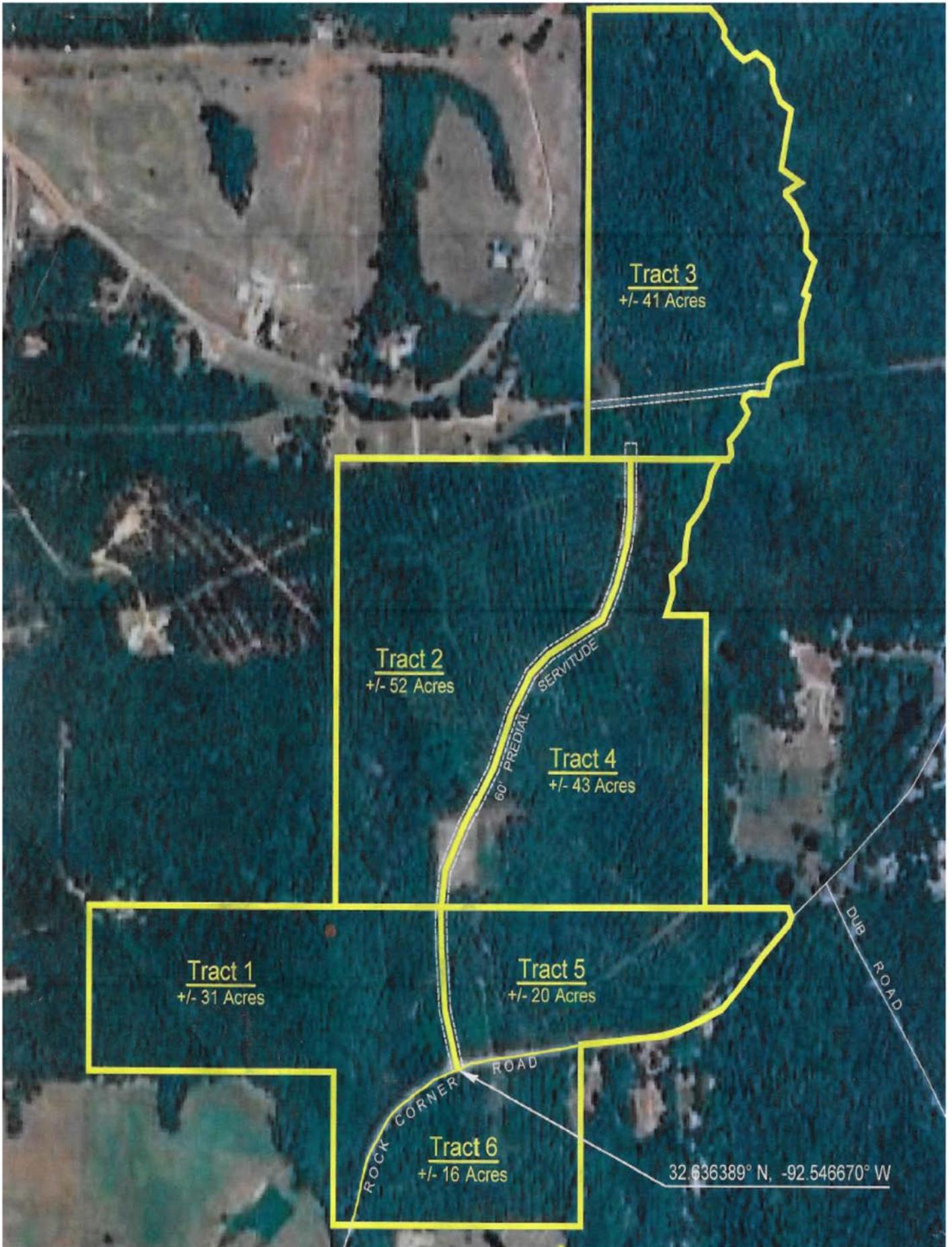
What was once a Cattle Ranch years ago is now timberlands, and those old cattle pastures will grow some good timber. The timber is predominantly 22-27-year-old Pine Plantation with some mature hardwood along some of the creeks.

Hunting and recreational opportunities abound here, along with possible oil and gas exploration.

With Cattle prices higher than they have ever been in our lifetimes, when you harvest your timber, you might consider turning it back into a Cattle Ranch.

However, with the shortage of available real estate for residential development, coupled with the fact that this property is only 7 miles Northeast of Ruston, and it is in the Ruston School District with water, gas, and electricity available, it could be a Great Spot for residential development.

We look forward to seeing EACH of you at the AUCTION!!!!



DIRECTIONS

From the Ruston City Limits on Highway 33 (which is approximately Road Camp Road) travel North -Northeast on Highway 33 for 5.4 miles to LA 822.

Turn left on LA 822 for 0.7 miles to Rock Corner Road.

Turn right on Rock Corner Road for 0.8 miles to the beginning of the property. For the next 1540 feet the property lies on both sides of Rock Corner Road.

Continue East for another 1270 feet with the property lying on your left side (North) of Rock Corner Road to the East property line.

TOWNSHIP 19 NORTH, RANGE 2 WEST

LINCOLN PARISH, LOUISIANA

Section 11: All that portion of W $\frac{1}{2}$ of SE $\frac{1}{4}$ lying North and West of a certain branch, containing 53.778 acres.

S $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$. Containing 19.987 acres

Section 14: E $\frac{1}{2}$ of NW $\frac{1}{4}$, containing 79.755 acres

N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, containing 19.939 acres W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, containing 19.943 acres

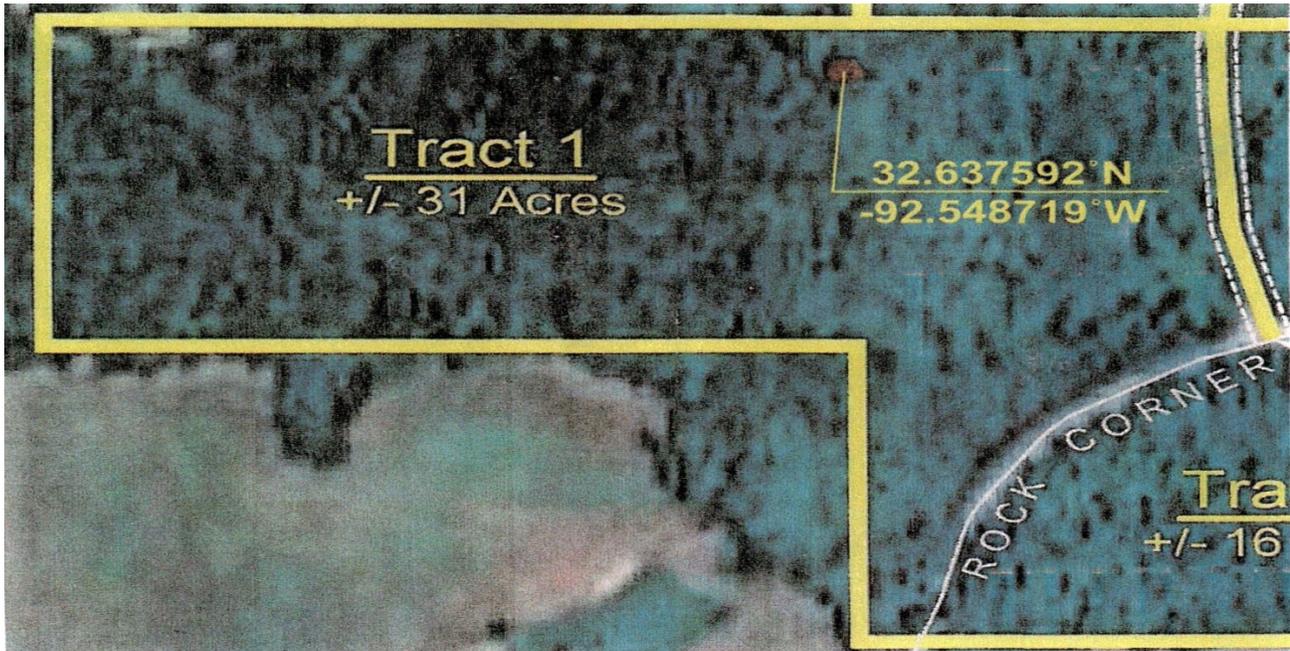
All that part of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ lying North of the Vienna and Farmerville Road, containing 9.409 acres, more or less

Containing 203 acres, more or less.

UTILITIES

Water, gas, and electricity are available to the property.

There is a two-inch water line (Mineral Springs Water District) that runs on the South side of Rock Corner Road the entire length of the property. According to the water district, this line should be able to service 5-6 residences. However, just 0.5 miles West of this property at Cardinal Hill Road, there is a three-inch water line that could be extended, thus creating water availability for numerous residences.



TRACT #1

This is a 31-acre +/- Tract that has 920' of road frontage on Rock Corner Road. Also, 600' frontage on a Predial Servitude at the East boundary line.

If you have a longing for Country Living, but still want to be close to town, you couldn't go wrong here. Just seven miles Northeast of Ruston, you can build your dream home and still have plenty of acreage for pastures for your horses or a few cattle.

The timber on this tract is approximately 25 acres of Pine Plantation around 25 years old with 6 acres of mature hardwood along a small creek.

As noted on the above plat, there is a small family cemetery (Borders Family) along the North line of this property. (32.637592*N, -92.548719*W)

For more timber information, be sure to check out the timber cruise in the back of this catalogue.

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

And as a BONUS 50% of the Minerals will convey to the BUYER!!



TRACT #2

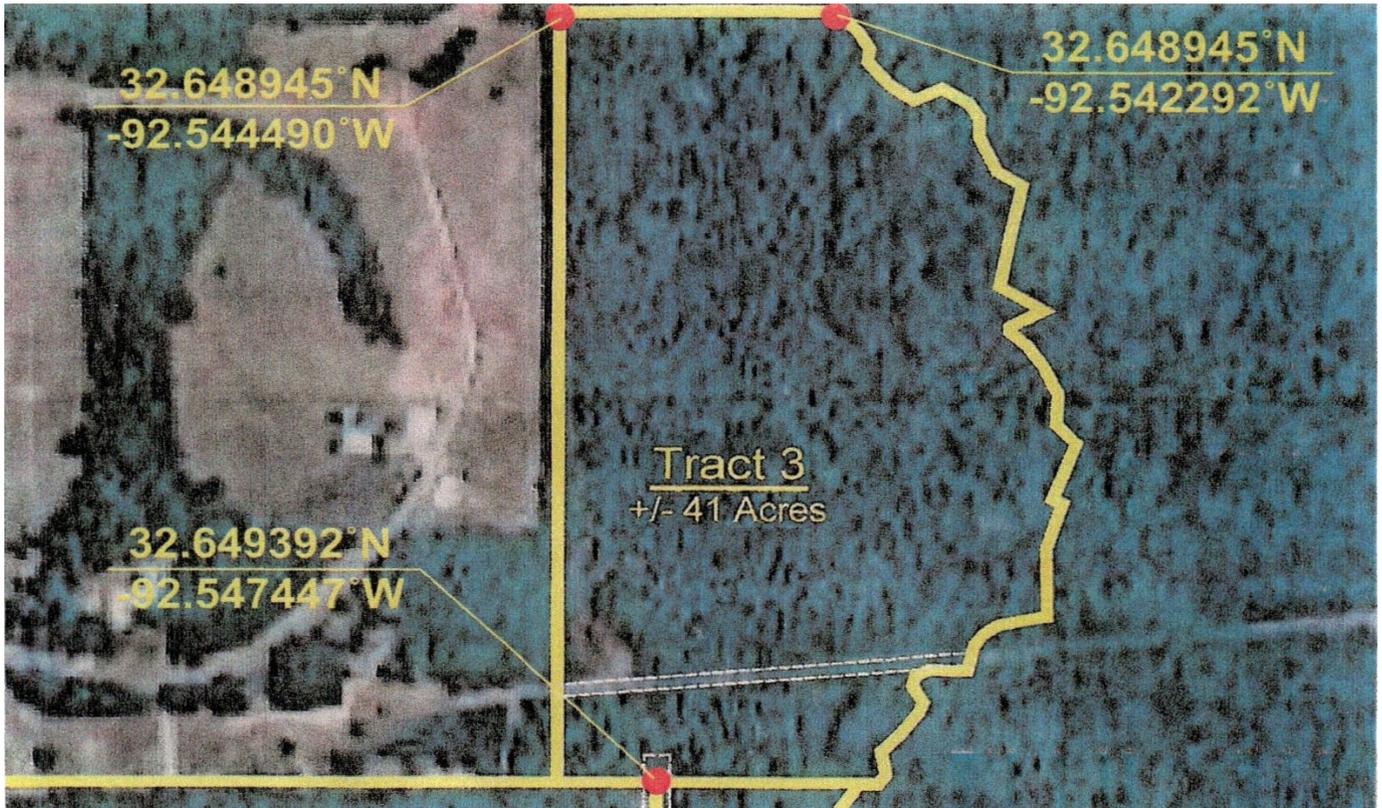
This is a 52 acre +/- Tract that joins Tract #1, #3, and #4. It has 2,300' of frontage on a Predial Servitude that splits a one acre well site and serves as the Eastern property line.

Here is another good stand-alone property ideal for country living, or one that can be parlayed into a much larger tract should you desire larger acreage.

The timber on this tract is mainly 41 acres of 18-25-year-old Pine Plantation, with 10 acres of mature hardwood.

For more timber information, be sure to check out the timber cruise in the back of this catalogue.

As a Bonus, 50% of the minerals will be conveyed to the buyers.



TRACT #3

This is a 41 acre +/- Tract that joins Tract #2 and #4.

It is accessed by a Predial Servitude that runs along a log road.

There is a pipeline that runs along the Southern end of this tract. The Eastern boundary line is a small creek.

The timber on this tract is 25.5 acres of 27-year-old Pine Plantation and 15 acres of mature hardwood along the creek on the Eastern side of the property.

Be sure to check out the timber cruise in the back of this catalogue.

As a Bonus, 50% of the minerals will be conveyed to the buyers.



TRACT #4

This is a 43 acre +/- tract that joins Tract #2, #3, and #5.

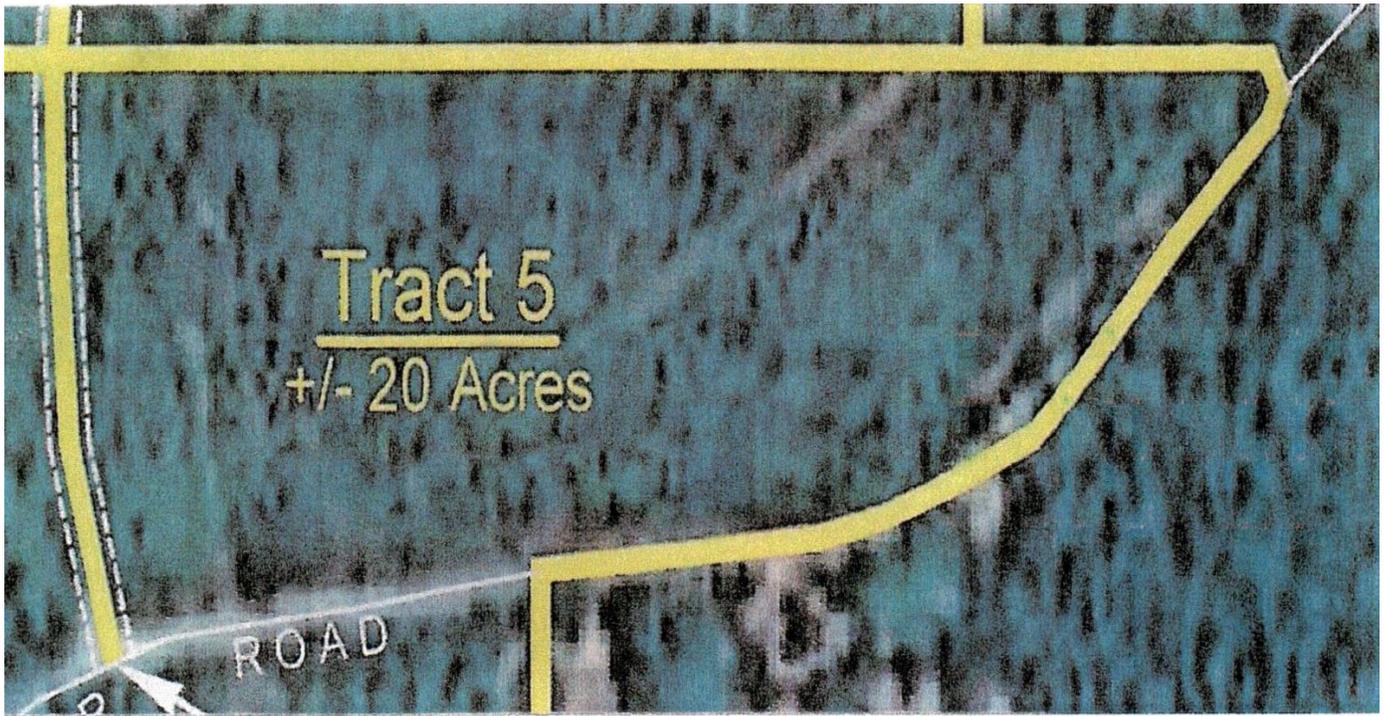
It has 2,300' of frontage on a Predial Servitude that splits a one acre well site and serves as the West property line.

Here is another one of those good stand-alone properties ideal for Country Living, or one that can be parlayed into a much larger tract should you desire larger acreage.

The timber on this tract is approximately 41 acres +/- of 22-year-old Pine Plantation with a one-acre hardwood stand.

Be sure to check out the timber cruise in the back of this catalogue.

As a Bonus, 50% of the minerals will be conveyed to the buyers.



TRACT #5

This is a 20 acre +/- Tract that has 1,920' of road frontage on Rock Corner Road which serves as the East and South boundary lines. It also has 600' of frontage on a Predial Servitude that serves as the West boundary line.

There is a beautiful old home site on this property with a Crape Myrtle lined entrance.

With all this road frontage you developers need to pay close attention here.

There is an electrical line on this tract, as well as an abandoned collection line from the old wellsite.

The timber on this tract is approximately 20 acres +/- of 25-year-old Pine Plantation. For more timber information check out the timber cruise at the back of this catalogue.

As a Bonus, 50% of the minerals will be conveyed to the buyers.



TRACT #6

This is a 16 acre +/- Tract that has 1,540' of road frontage on Rock Corner Road. This road serves as the North and West property lines.

Here's another tract you developers need to pay close attention to. It would be very easy to subdivide without any infrastructure expenses for roads. Also, it is located 0.57 miles from Rock Corner Baptist Church.

The timber on this tract is approximately 16 acres +/- of 27-year-old Pine Plantation. For more timber information check out the timber cruise at the back of this catalogue.

As a Bonus, 50% of the minerals will be conveyed to the buyers.

BID TAB SHEET

BID TAB SHEET	
TRACT NO.	HIGH BID PER ACRE
1 - 31 +/- Ac.	
2 - 52 +/- Ac.	
3 - 41 +/- Ac.	
4 - 43 +/- Ac.	
5 - 20 +/- Ac.	
6 - 16 +/- Ac.	



Danny Vaughan Timber Services

135 Vaughn/Davis Road

Shongaloo, La 71072

870-904-5962



Timber Appraisal

For

TAYLOR MADE AUCTION AND REALTY LLC.

Lincoln Parish, Louisiana

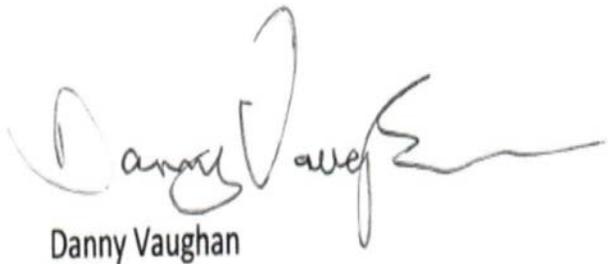
203+/- ACRES

PROCEDURE USED

This timber inventory was performed in the third quarter of 2025 on originally 203.023 acres plus or minus. It has been divided up into six smaller tracts ranging a from sixteen to fifty-two acres. The tract located in Lincoln Parish, Louisiana.

The estimated timber volumes on this tract are based on an actual ten percent field sample. Pine trees 9.1" D.8.H. (Diameter Breast High) to 13.0" D.B.H. was classified as chip-N-saw and trees 13.1" D.B.H. and larger and hardwood trees 14.0" D.B.H. and larger which were sound and suitable were tallied as sawlogs. Pine trees 5.0" D.B.H. and larger and hardwood trees 6.0" D.8.H. and larger which were not suitable for sawlogs were tallied as pulpwood.

These tracts are located seven miles northeast of Ruston, Louisiana on parish road (rock corner road).



Danny Vaughan

VALUATION AND VOLUME

TRACT 1

This tract joins Rock Corner Road acts as part of east line. Also, old oil field road acts as east boundary line (see maps).

The timber on this tract is mainly Pine plantation of approximately 25 acres. The average age of the plantation is about 25 years old. Six acres being of mature hardwood and pine stand along a small creek. Also has a small cemetery along the north line of tract (see map). Pine plantation had been thin one time in pass five to ten years. A light cutting could be done in the next few years.

Pine chip-saw	667 tons
Pine sawlogs	447 tons
Oak sawlogs	38 tons
Gum sawlogs	17 tons
Pine pulpwood	722 tons
Hardwood pulpwood	14 tons

SECTION PLAT SHEET

OWNER Rock Corner Land LLC

DATE 2025

SECTION 14

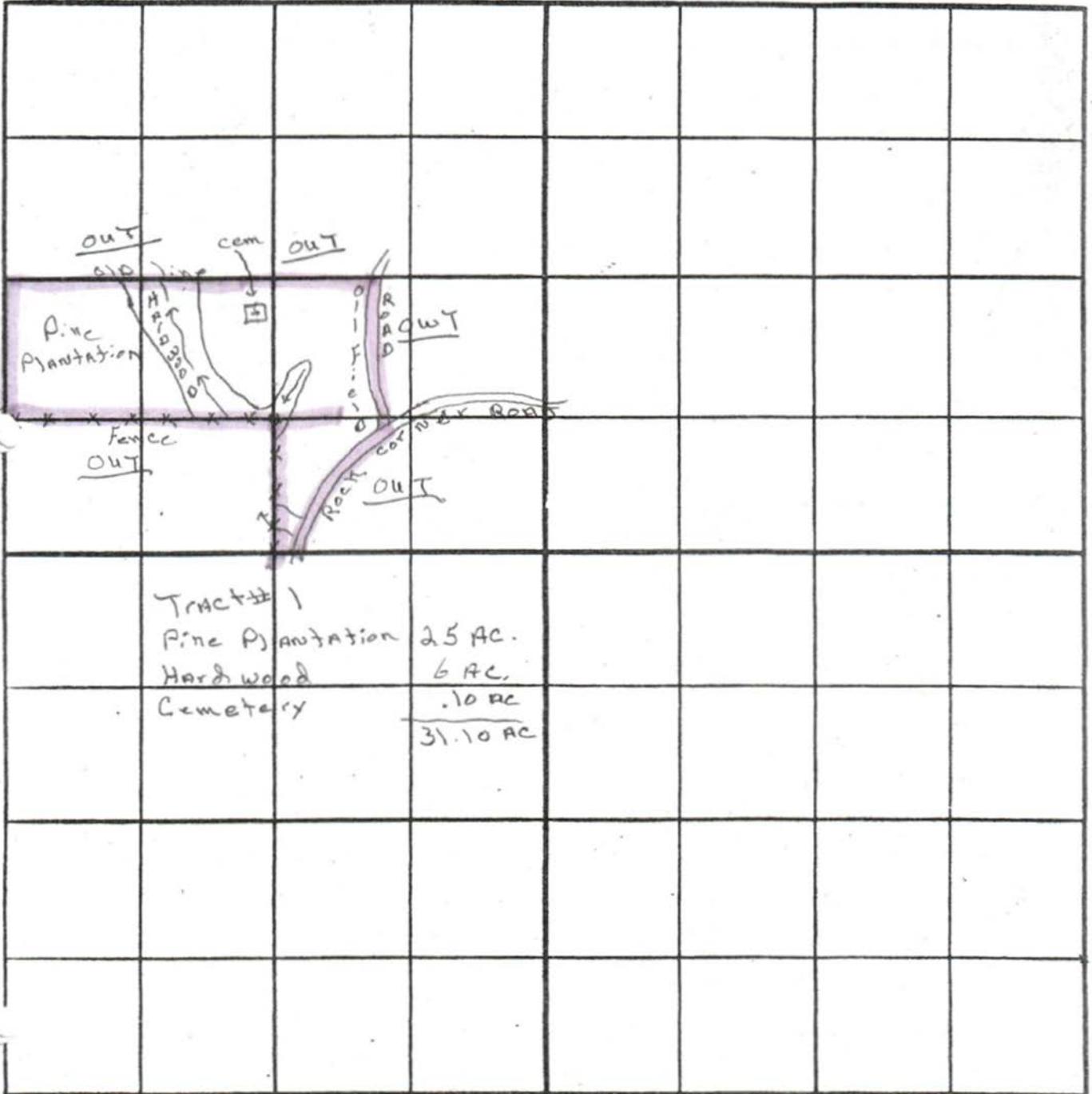
TOWNSHIP 19 north

RANGE 2 west

COUNTY Lincoln

STATE LA.

SCALE 2" = 1/4 mile



CD FY 1180

TRACT 2

This tract joins Tract One as well as tract three and four and accessible by old oil field road. The east line of tract is oil field road and wood road (see map). The timber on this tract is mainly Pine plantation (41 acres) ranging in age eighteen to twenty-five years old. The plantation has been thin in last seven years. No thinning is need at this time. The mature hardwood stand (10 acres) was not thin at the time of the Pine plantation was done. One acre well site is on this tract.

Pine chip-n-saw	641 tons
Pine sawlogs	327 tons
Hardwood sawlogs	261 tons
Pine Pulpwood	1,201 tons
Hardwood Pulpwood	248 tons

SECTION PLAT SHEET

OWNER Rock Corner Land LLC

DATE 2025

SECTION 11 + 14

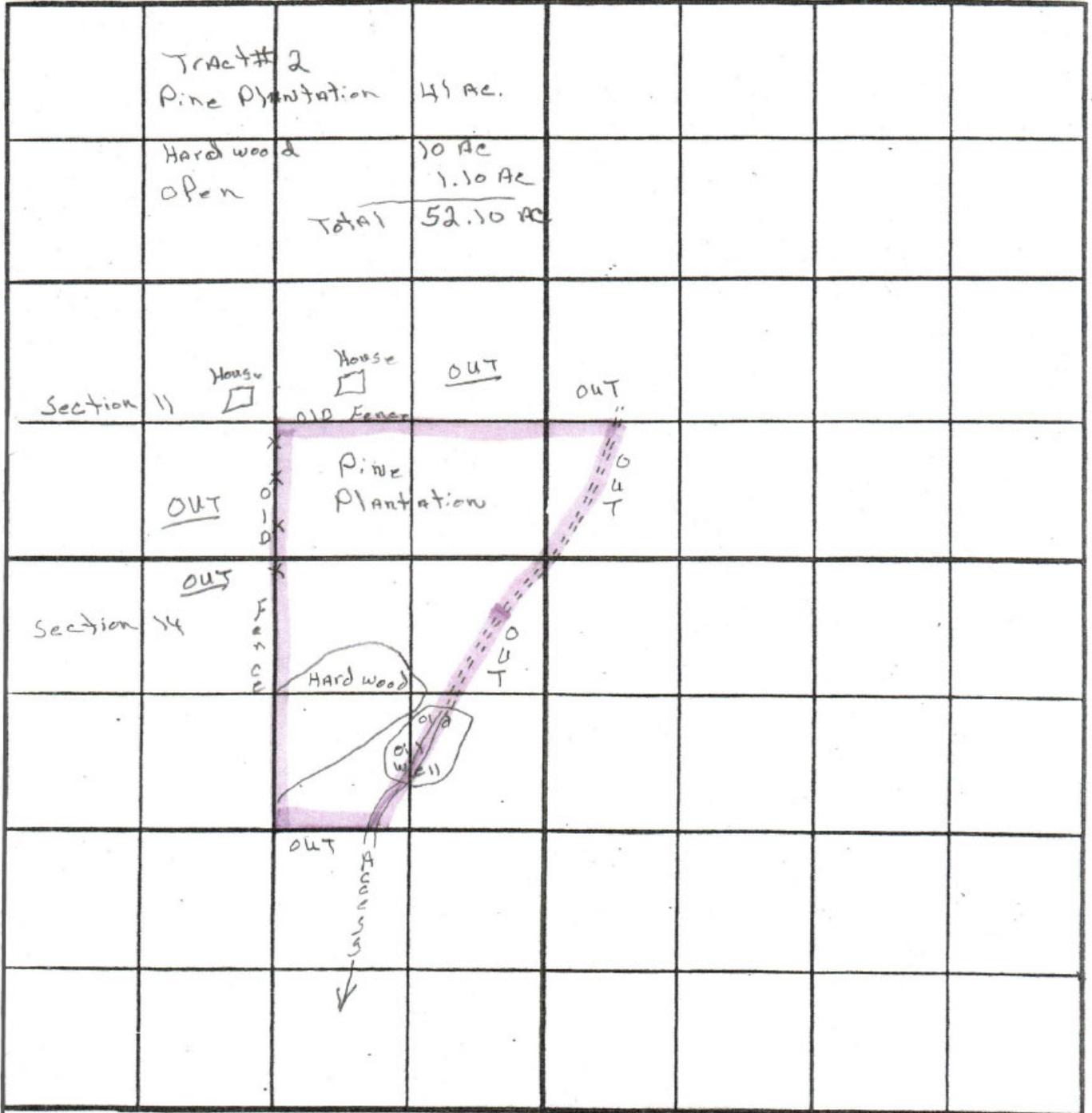
TOWNSHIP 19 North

RANGE 2 West

COUNTY Lincoln

STATE LA

SCALE 2" = 1/4 mile



CD FY 1160

TRACT 3

This tract joins Tract Two and Tract Four along its south line and is accessible by woods road only. It has a pipeline that runs on the south side of tract. The east boundary line is a small creek.

This tract has two stands of timber the first being a twenty-seven year old pine plantation which contains 25.5 acres that has been thin in the past seven years. No thinning is needed in the plantation. The second area is 15 acres of mature hardwood stand along east side of tract. No cutting was done when plantation was thin.

Pine chip-n-saw	884 tons
Pine sawlogs	849 tons
Oak sawlogs	446 tons
Pine pulpwood	292 tons
Hardwood pulpwood	622 tons

TRACT 4

This tract is accessible by oil field road as well wood road, which acts as boundary lines between tract four and tract two. One acre of oil well site is on this tract.

The timber is mainly is twenty-two year old plantation which contains 41 acres that has been thin in the last five years. No thinning needed at the present time. It also has one acre hardwood stand.

Pine chip-n-saw	530 tons
Pine sawlogs	188 tons
Hardwood sawlogs	75 tons
Pine pulpwood	1,196 tons
Hardwood pulpwood	90 tons

SECTION PLAT SHEET

OWNER Rock Corner Land LLC

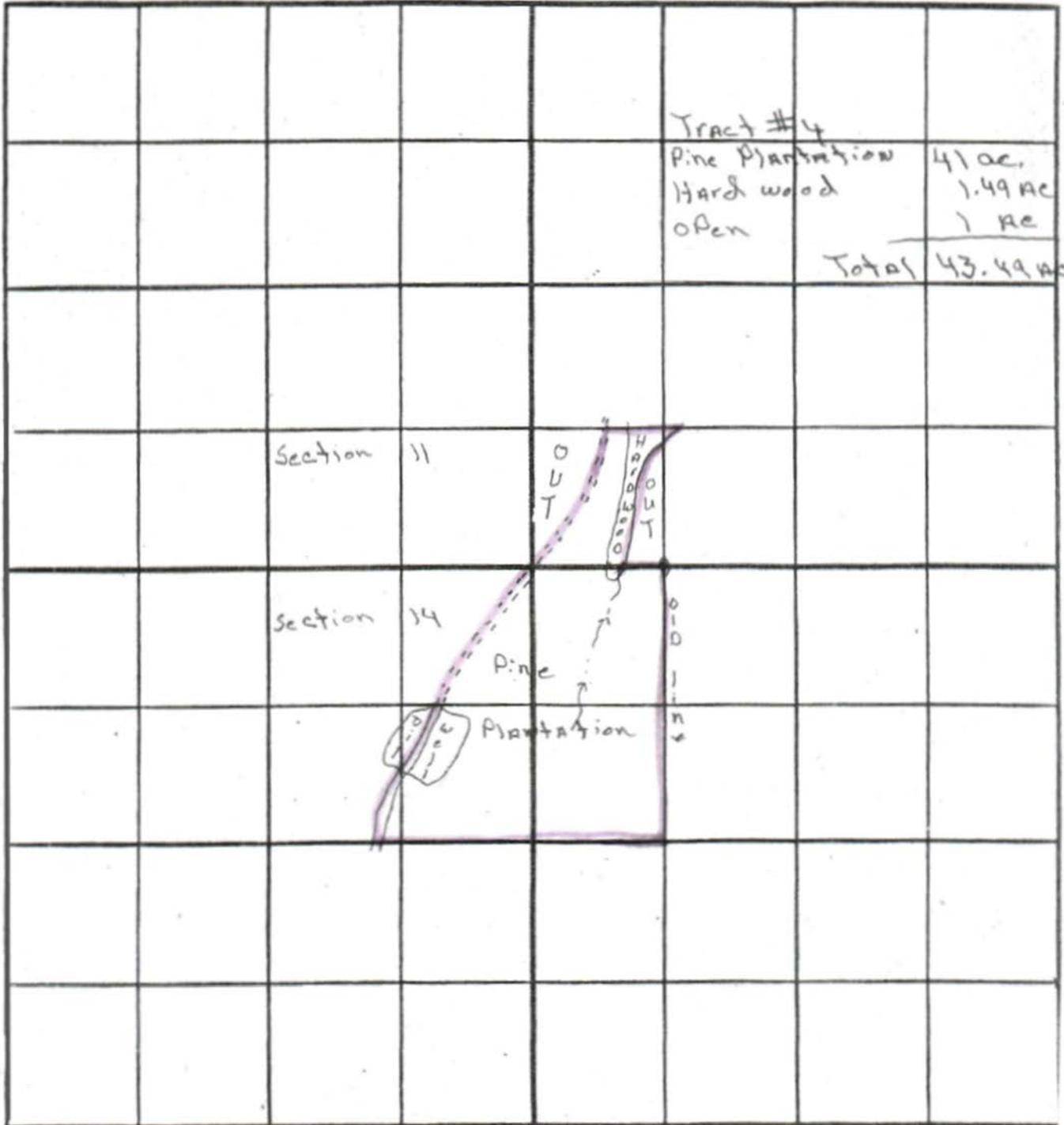
DATE 2025

SECTION 11 & 14 TOWNSHIP 19 north

RANGE 2 west

COUNTY Lincoln STATE IA

SCALE 2 1/4 mile



TRACT 5

This tract is accessible by Rock Corner Road which acts as the south and east boundary lines, as well as oil field road which acts as west boundary line.

The timber on this tract is twenty-five year old Pine plantation containing 20 acres which was thin in the last seven years. A thinning could be done in the next few years.

Pine chip-n-saw	169 tons
Pine sawlogs	371 tons
Hardwood sawlogs	0
Pine pulpwood	210 tons
Hardwood pulpwood	8 tons

SECTION PLAT SHEET

OWNER Rock corner Land LLC

DATE 2025

SECTION 14

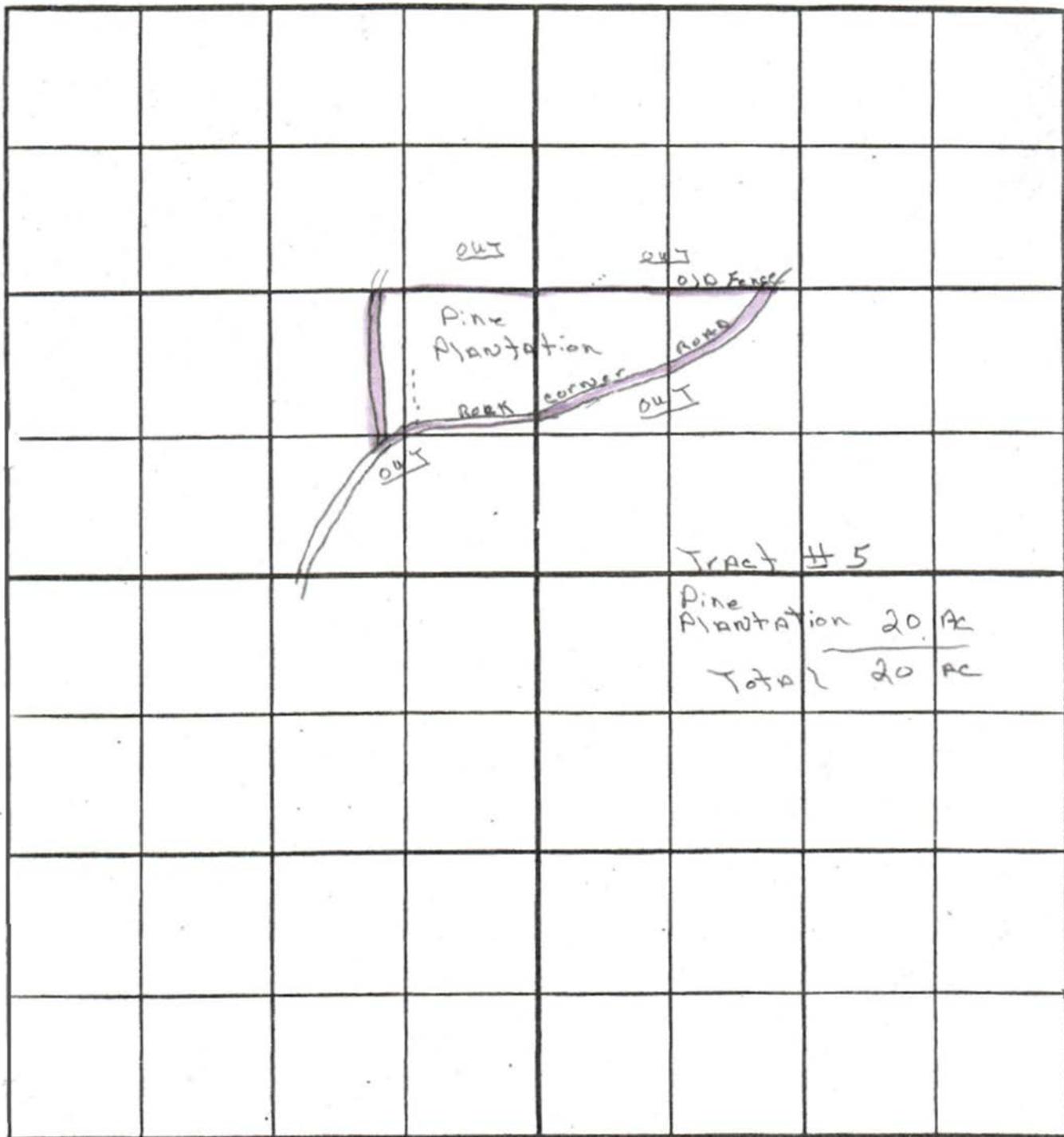
TOWNSHIP 19 north

RANGE 2 west

COUNTY Lincoln

STATE LA.

SCALE 2" = 1/4 mile



TRACT 6

This tract is accessible by Rock Corner Road which also acts as the north and west boundary line. There is a shed located on the property (see map).

The tract has a twenty-seven year old Pine plantation containing 16 acres that was thinned in the last 5 years. No thinning is needed at the present time.

Pine chip-n-saw	125 tons
Pine saw logs	253 tons
Hardwood sawlogs	0
Pine pulpwood	321 tons
Hardwood pulpwood	0

SECTION PLAT SHEET

OWNER Rock Corner Land LLC

DATE 2025

SECTION 14

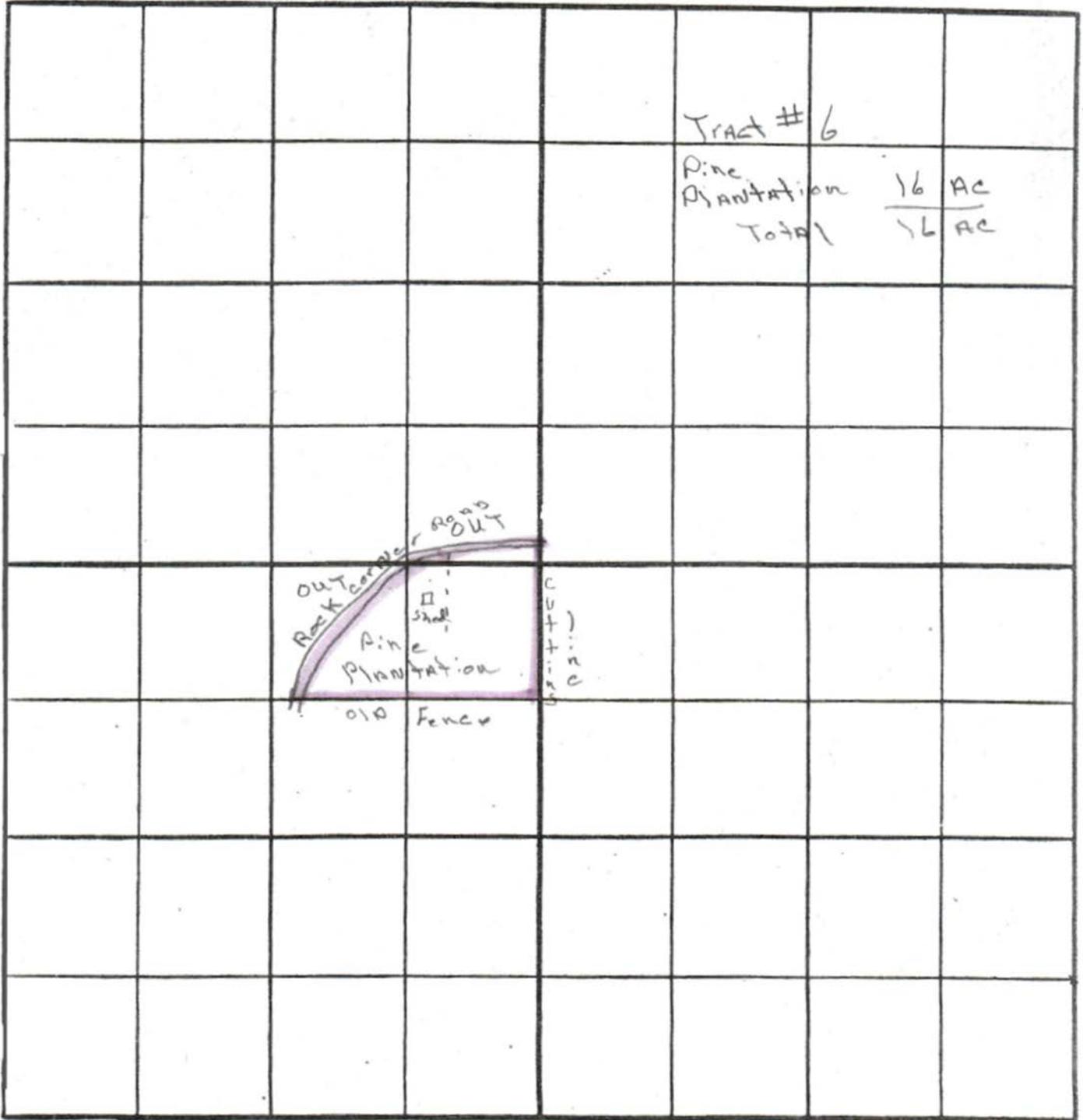
TOWNSHIP 19 north

RANGE 2 west

COUNTY Lincoln

STATE LA

SCALE 2" = 1/4 mile



NOTES

DUSTY TAYLOR

AUCTIONEER
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