

ONLINE AUCTION



False River Farms

481 +/- Acres | Pointe Coupee Parish, LA



National Land Realty
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PROPERTY SUMMARY

Welcome to False River Farm, a magnificent 481 +/- acre property. With a front row seat to the breathtaking scenery of False River, this estate promises a truly enchanting experience for those seeking a slice of paradise. As you explore this expansive property, you'll be greeted by roughly 15 +/- acres of meticulously maintained pecan orchards. Spanning approximately 91.5 acres is the Wildlife Refuge Easement (WRE) land. With it's preserved natural habitat, this area is home to an array of wildlife, such as deer, ducks, turkeys, and possibly even black bears. Beyond the WRE land, you'll discover 320 +/- acres of rolling hill pastureland, showcasing the unparalleled beauty of the surrounding countryside which is perfect for grazing cattle or horses. But that's not all - this property also includes a covered working are for cattle and two old storage buildings. This expansive estate presents a rare opportunity to own a piece of paradise steeped in natural beauty and endless potential.



ACREAGE BREAKDOWN

481+/- Total Acres - 7+/- Acres
Open on Island Drive, 15+/- Acre
Pecan Orchard, 47+/- Acre
Timberland, 91.5 acre WRP
Easement & 320.5+/- in Pasture.

AUCTION DATE

FROM Oct 18, 2023 12:00 PM CDT
TO Oct 25, 2023 6:00 PM CDT

AUCTION WEBSITE

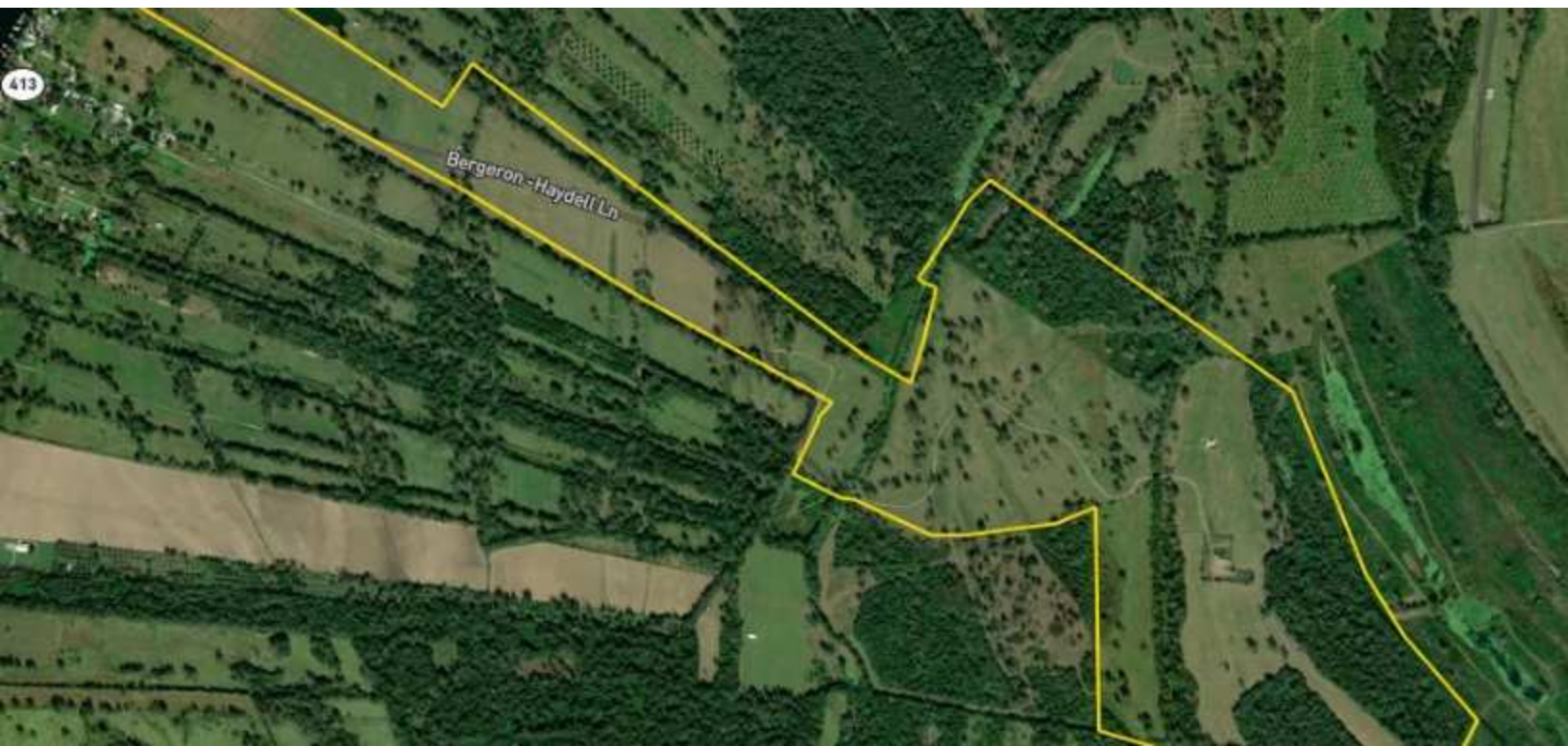
auctions.nationalland.com

TAXES

\$990/year (2022)

PROPERTY HIGHLIGHTS

- False River Views
- Fantastic Location
- Working Cattle Farm
- Hay Production
- Endless Wildlife Opportunities
- Private & Convenient
- Excellent Boating & Fishing in False River
- Pecan Orchard





The False River Farm consisting of 481+/- acres located in Point Coupee Parish, LA is being offered for sale by online auction.

The Online Auction will open on Wednesday, October 18, 2023 at 12:00 pm and close on Wednesday October 25, 2023 at 6:00pm. All times are CST.

Register to bid at auctions.nationaalland.com.

The property will be offered in Four Lots. Lots 1, 2 & 3 will be offered individually, and Lot 4 will combine all lots and be offered as the entire tract.

Lot 1 – 23+/- Acres – Parcel #00418600

Lot 2 – 84+/- Acres – Parcel #00418601

Lot 3 – 374+/- Acres – Parcels #00418602 & #00418603

Lot 4 – 481+/- Acres – All parcels

Seller is reserving 2+/- acres where the house is located. The house is located on Parcels #00418604 & #00418601. This acreage will be surveyed out after the close of the auction and before closing. No survey of the property for sale will be provided by the seller. Legal Descriptions are from previous deeds and parcel information.

There is an existing right of way easement through Lots 1, 2 & 3 along the existing road. This easement is to a neighboring landowner, the USDA (WRP Easement) and Energy Production Corporation. The well sites are no longer active and not in use by Energy Production Corporation. These right of way easements can be provided to any potential bidder.

There is a WRP Easement located on Lot 3 consisting of 91.5+/- Acres. This Warranty Easement Deed can be provided to any potential bidder.

Seller will convey 50% of any mineral right interests owned by the seller at closing.

Winning bidders or bidder will be required to provide a 10% nonrefundable deposit within 24 hours of the close of the auction. Close of property will be within 30 days.

Purchasers of the property can take immediate possession upon closing.

All boundaries shown on photos and videos are for illustrative purposes only and are not guaranteed to be accurate.

There is a 6% Buyers Premium. This Premium will be in addition to the acceptable successful bid amount.

Online Bidders will need a reliable internet source to complete bids online.

All final bids must be approved by Seller.

See Full Terms & Conditions in the Documents Section.



AUCTION TERMS AND CONDITIONS

National Land Realty through its Broker and Auctioneer Jeremy Stephens and Agent Grant Hebert have contracted with the "Seller" Craig Major to offer to sell at public auction certain real property. National Land Realty includes but is not limited to its agents, auctioneers, brokers, contractors, and employees. These following terms, plus any additions, deletions and/or revisions announced by National Land Realty or its Auctioneer before the commencement of the auction, represent the exclusive terms for the Auction.

1. **AUCTION FORMAT:** This is an minimum reserve auction and will be Online Only through National Land Realty. The decision of National Land Realty is final regarding all matters that arise during or after the auction. National Land Realty reserves the right to preclude anyone from bidding if there is any question as to the potential Bidder/Buyers credentials, fitness to bid or ability to perform. Bidder shall not retract any bid.
2. **REGISTRATION:** Auction registration will be through National Land Realty. Full description of the registration process will be detailed in the Property Auction Packet, through its website of www.nationalland.com or a representative of National Land Realty.
3. **AGENCY:** National Land Realty is acting as an agent for the Seller. No third-party broker is acting as a sub-agent of National Land Realty.
4. **PROPERTY:** The property is described in the Property Auction Packet, a copy which is available from National Land Realty through a representative or its website of www.nationalland.com.
5. **CONDITIONS:** The property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, rights of way, title exceptions and matters of record. All boundary lines noted in aerials, maps or pictures shall be considered estimates and not relied on as legal documents or descriptions and are provided as a courtesy to bidders. Total acreage is an estimate from county tax records unless a certified survey has been provided through the Property Auction Packet. National Land Realty and Seller do not guarantee, represent, or warrant their accuracy or completeness. If the property contains any buildings/structures built prior to 1978, it may contain lead-based paint. This information will be disclosed in the Property Auction Packet and any disclosures will be executed with a Sales Contract.
6. **POSSESSION:** Possession will be granted at closing November 28, 2023 or such other date agreed to by all parties. Possession will be subject to lease (if any).
7. **DUE DILIGENCE:** All bidders shall make an informed decision about the auction and the property before making a bid. Bidder shall obtain professional advice and conduct any due diligence on the Property, TBD Title Commitment/Report (**available through National Land Realty**), information contained in the Property Auction Packet, public records, Terms of Auction, Sales Contract (**copy available through National Land Realty**) and all circumstances, defects, facts, issues, problems, or other relevant matters. Collectively known as property issues. All information provided by National Land Realty was provided by the Seller and believed to be accurate, but neither National Land Realty or the Seller guarantees, represents or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable.
8. **APPROVAL OF BIDS:** Final sale is subject to Seller's approval or rejection of all bids.

9. **DEPOSIT:** Buyer shall pay 10% of the auction sales price as a non-refundable deposit to the escrow Account of Bayou Title, Inc of Lafayette, LA. This payment is due upon the execution of the Sales Contract. If for any reason Buyer fails to timely execute the Sales Contract or pay the deposit, Seller has the sole discretion to (A) Pursue all legal and equitable remedies against the Buyer, or (B) Declare Buyer's bid to be immediately forfeited, null and void, without any requirement of notice and immediately re-sell the Property to another Buyer.
10. **SALES CONTRACT:** This is a CASH SALE and not contingent upon any matter, including Buyer obtaining financing. Immediately upon the Seller's acceptance of a final bid, the highest bidder will execute a real estate purchase contract (**which shall be available for all registered bidders prior to Auction**) with the Seller through National Land Realty. The Terms of the Auction are incorporated into the Sales Contract which defines the entire agreement between the Seller and Buyer. Buyer shall execute the Sales Contract and no additions, deletions or revisions shall be permitted.
11. **TITLE:** A TBD Title Commitment/Report for the property being auctioned will be available to registered bidders prior to the auction. Prior to Closing, a Title Commitment/Report will be issued for each purchase contract on the land being sold for the amount of the successful bidder's final purchase price. Title Insurance will be used as evidence of marketable title with the cost of the premium to be paid by the Buyer
12. **CLOSING:** The balance of the purchase price will be payable at closing by guaranteed funds or by wire transfer at the direction of Bayou Title, Inc the closing agent. The cost of any escrow closing service will be split equally between the Buyer and Seller. Closing will be on or before November 28, 2023.
13. **CONVEYANCE:** Unless otherwise specified, conveyance of the Property shall be made to Buyer by General Warranty Deed, in fee simple absolute.
14. **BUYER'S PREMIUM:** Buyer will be responsible for a 6% Buyer Premium upon the acceptance of any successful bid. The premium will be in addition to the acceptable successful bid amount. (For Example – A successful bid of \$100,000 will be a total sales amount of \$106,000).
15. **PRE-AUCTION OFFERS:** If an acceptable offer is submitted to the Seller during the Marketing Period, the Seller reserves the right to cancel the Auction at their discretion.
16. **GOVERNING LAW:** Any Auction matter and the Sales Contract shall be governed by the laws of Louisiana.
17. **DISCLAIMER:** Participation in the Auction is a Bidder's sole risk and the Seller and National Land Realty including their agents, auctioneer, contractors, and employees shall have no liability on any basis. The Property will be offered in **AS IS, WHERE IS** condition. Seller and National Land Realty unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied or statutory, whether oral or written, whether past, present, or future with respect to all Property Issues, except those provided in the Terms of Auction and the Sales Contract.
18. **ANNOUNCEMENTS:** The information contained herein has been obtained from the Seller and other sources deemed reliable. National Land Realty has no reason to doubt its accuracy but will not guarantee it. The Seller, National Land Realty and its Auctioneer assume no liability for omissions to, corrections or withdrawals of such information. Prospective Buyer should verify all information contained herein and in the Property Auction Packet. All Prospective Buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. The Property is sold **AS IS, WHERE IS**. Any and all warranties including fitness for any particular purpose and are hereby expressly disclaimed. In no event shall Seller, National Land Realty or its Auctioneer be liable for any consequential damages. ANY ANNOUNCEMENTS MADE ON AUCTION DAY BY NATIONAL LAND REALTY OR ITS AUCTIONEER, WILL TAKE PRECEDENCE OVER ANY PRIOR WRITTEN, PUBLISHED, OR VERBAL INFORMATION PROVIDED OR STATED.



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481 +/- Acres



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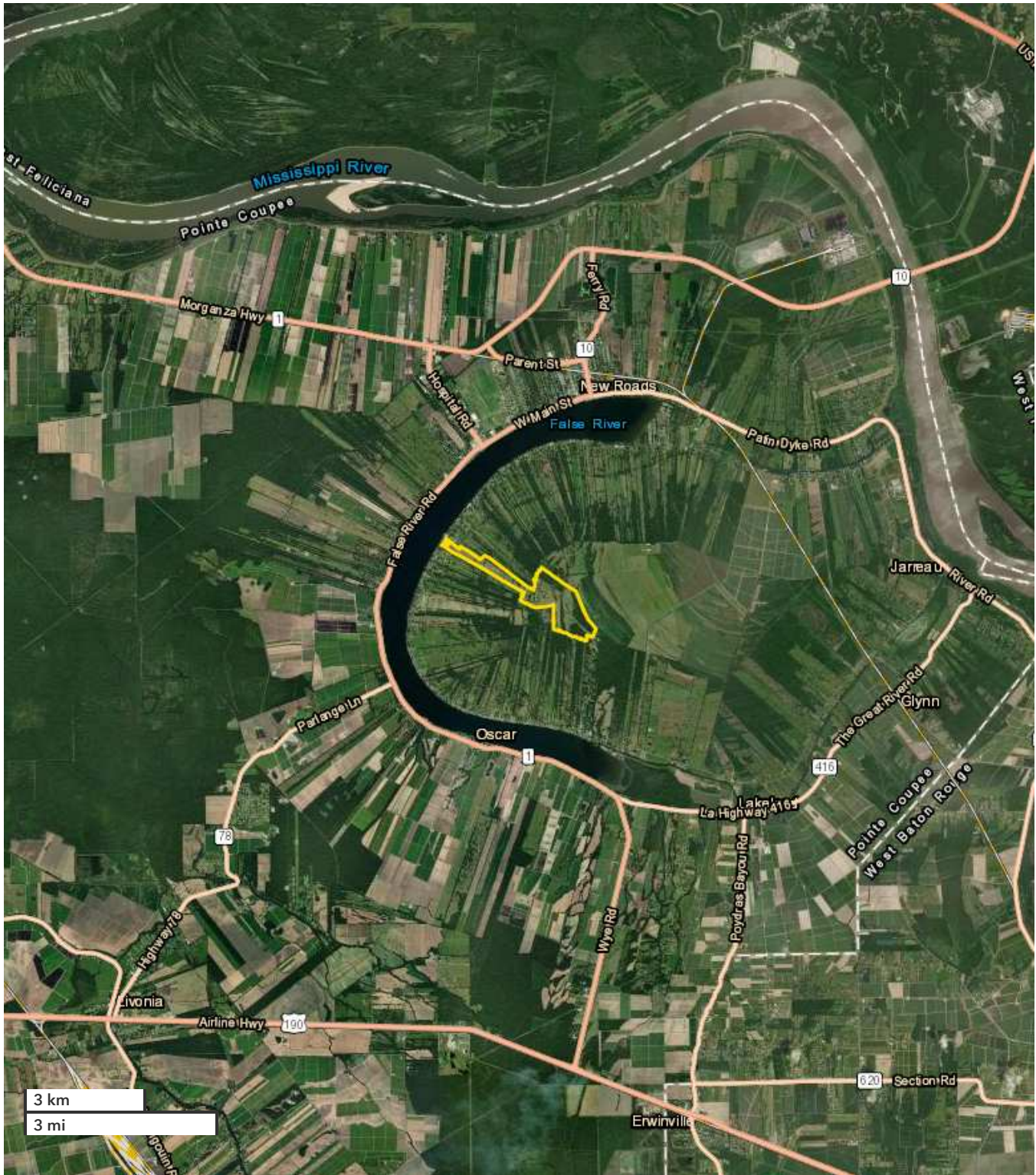
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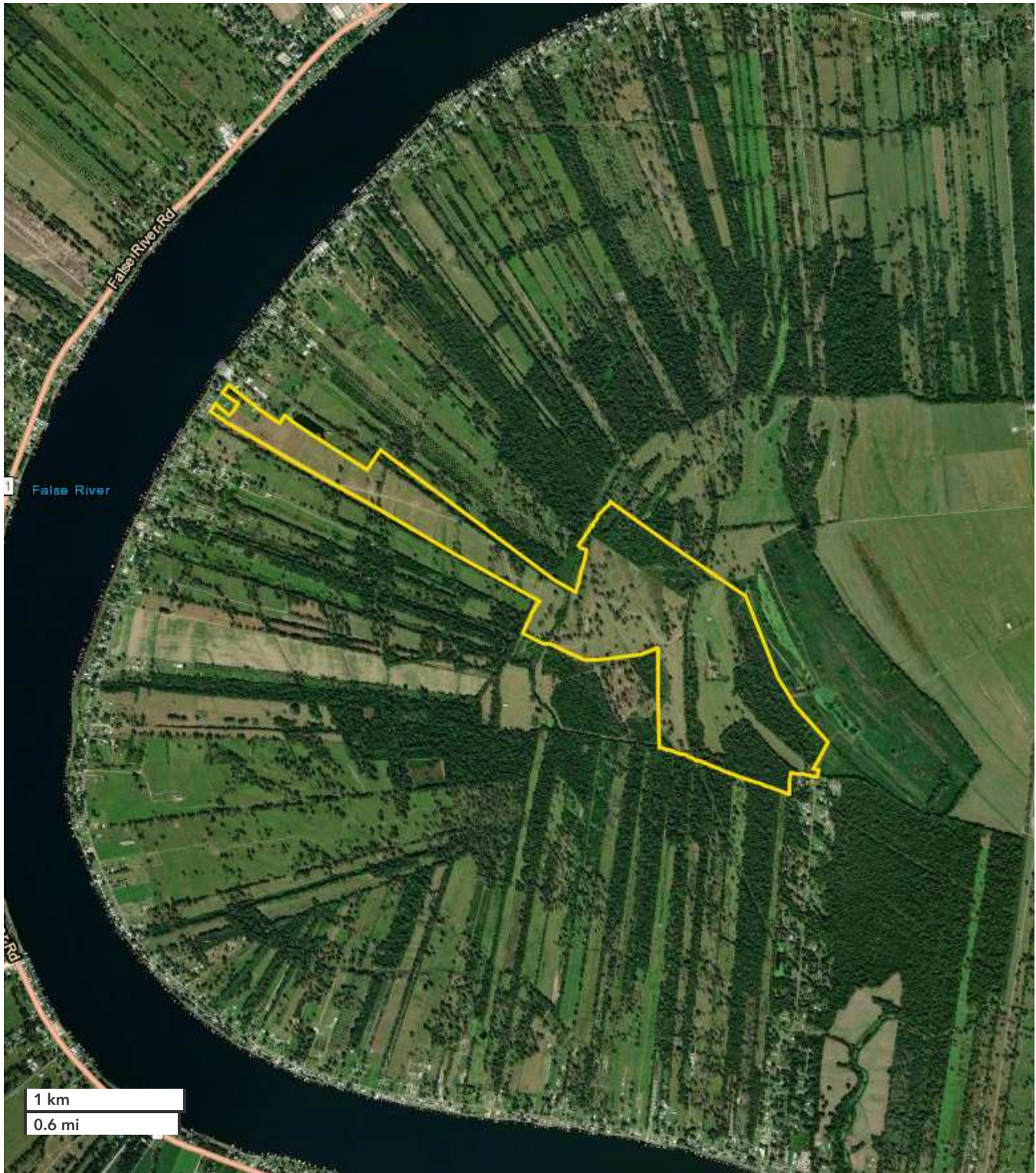
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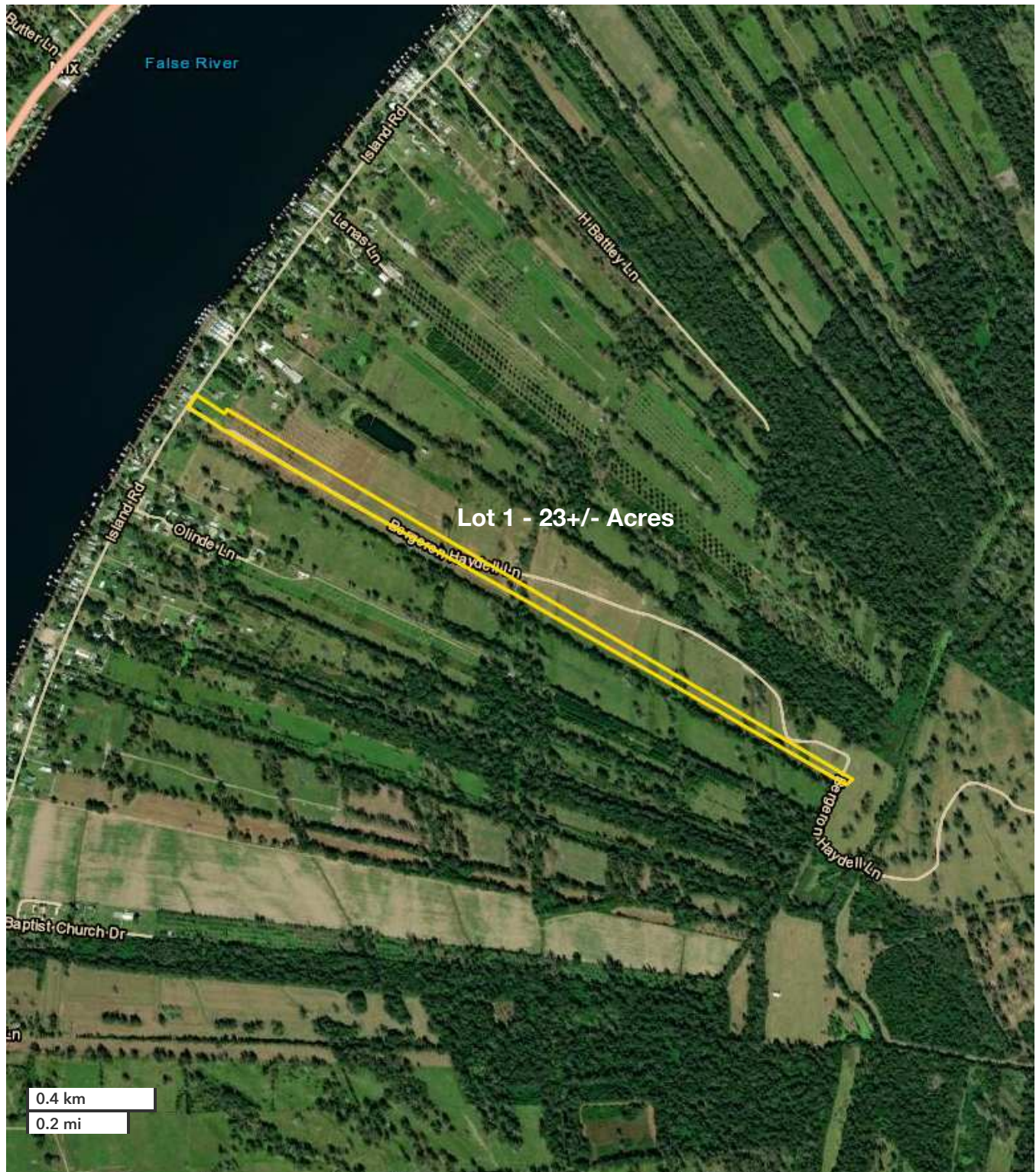
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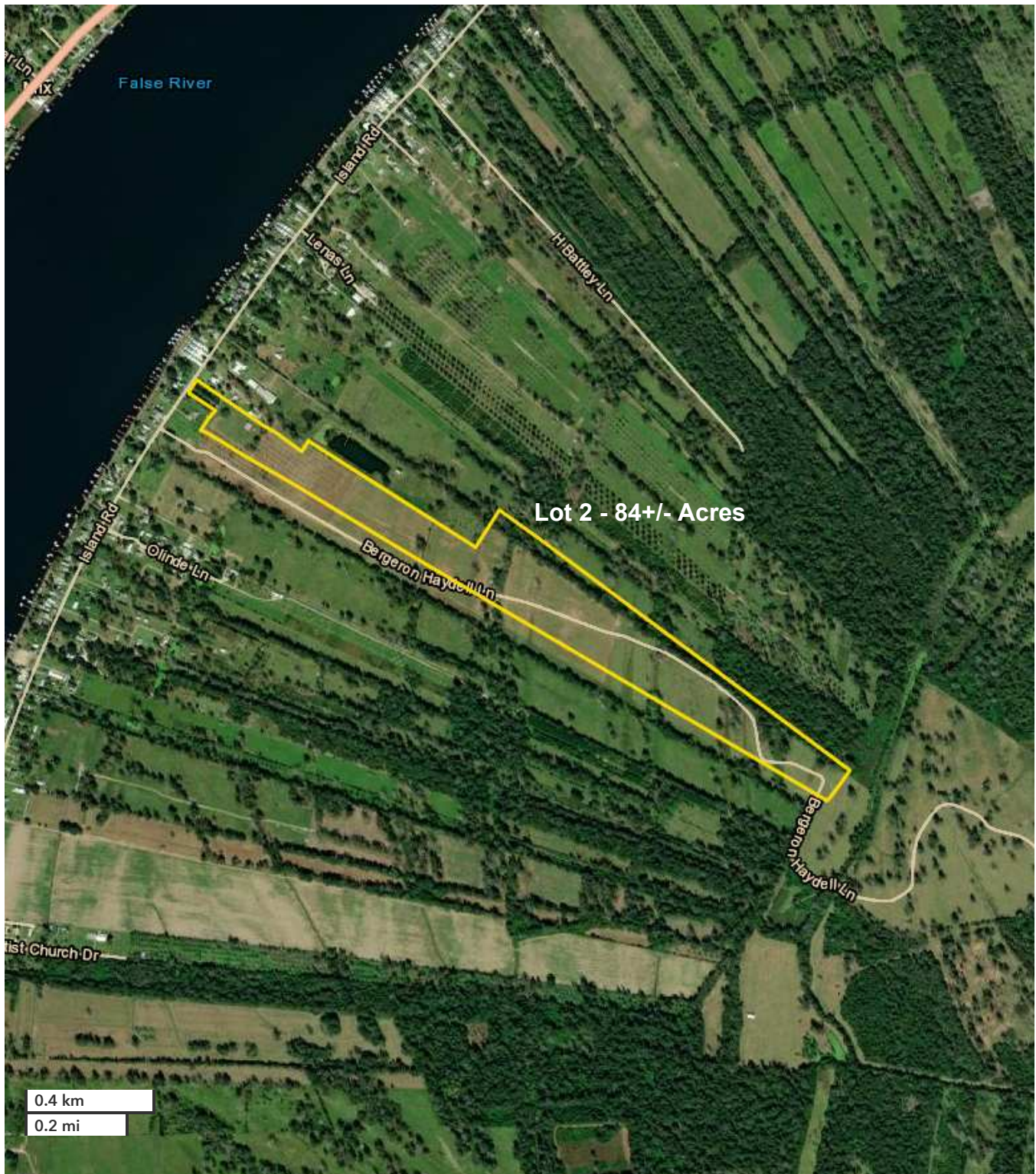
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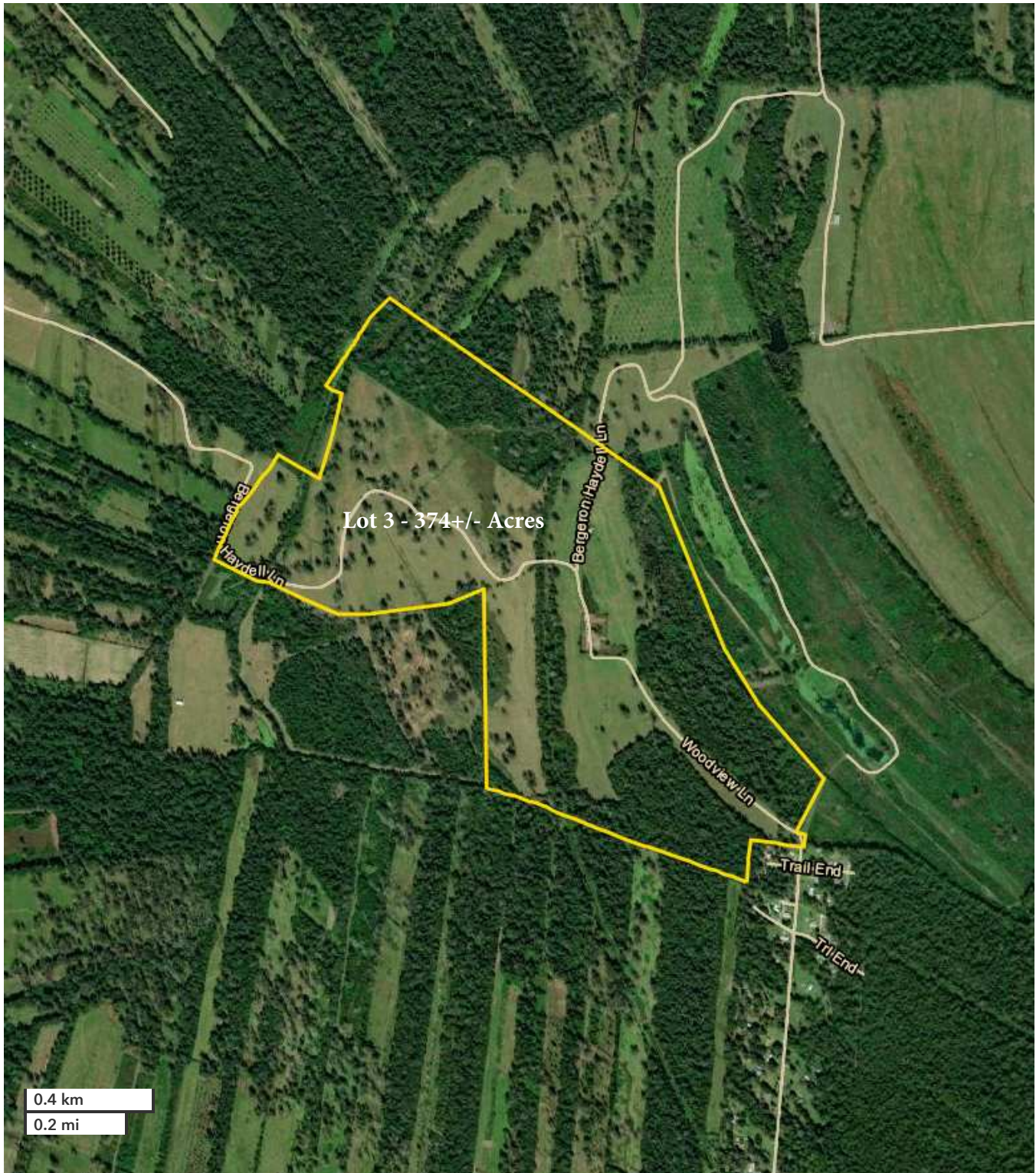
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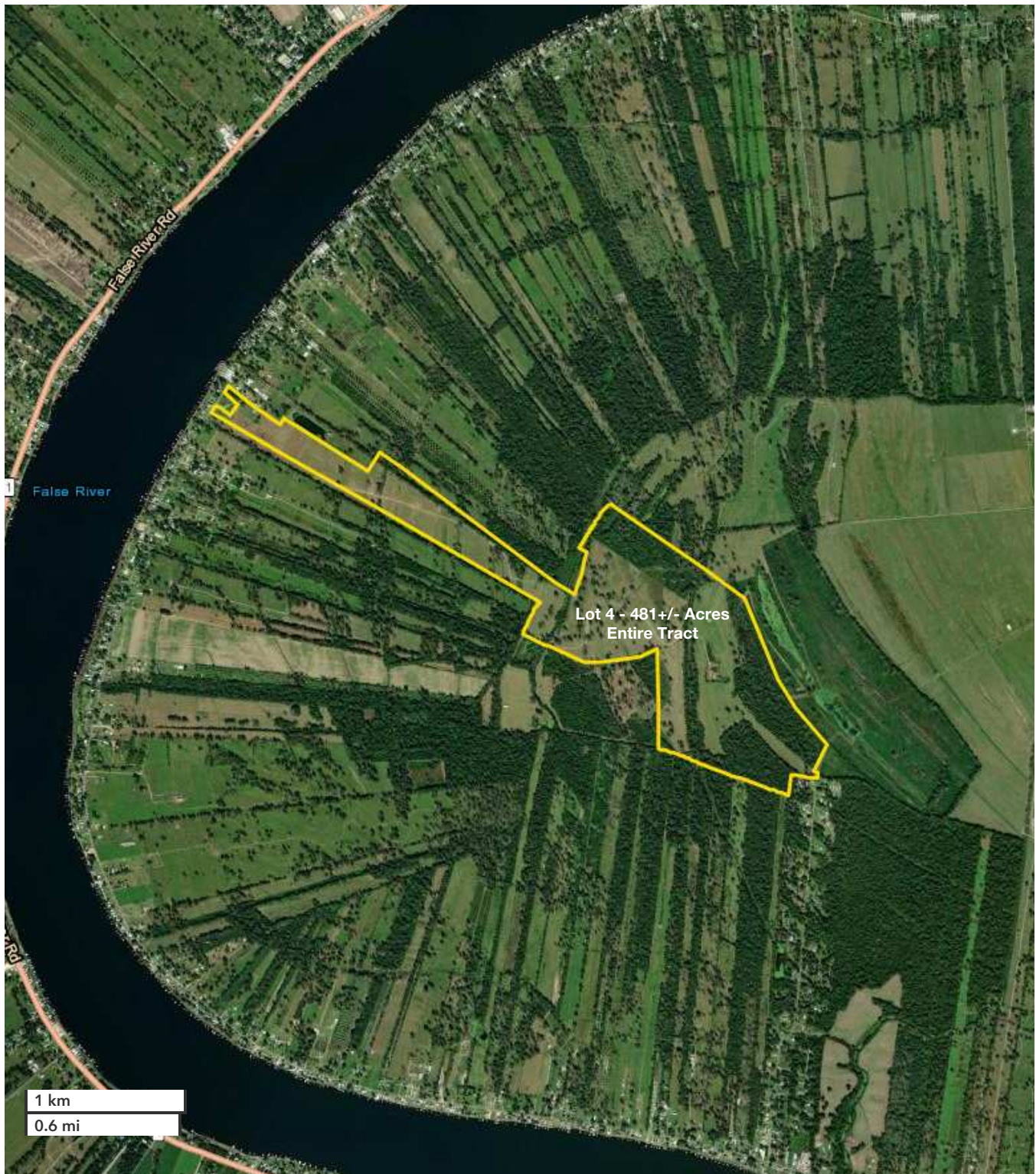
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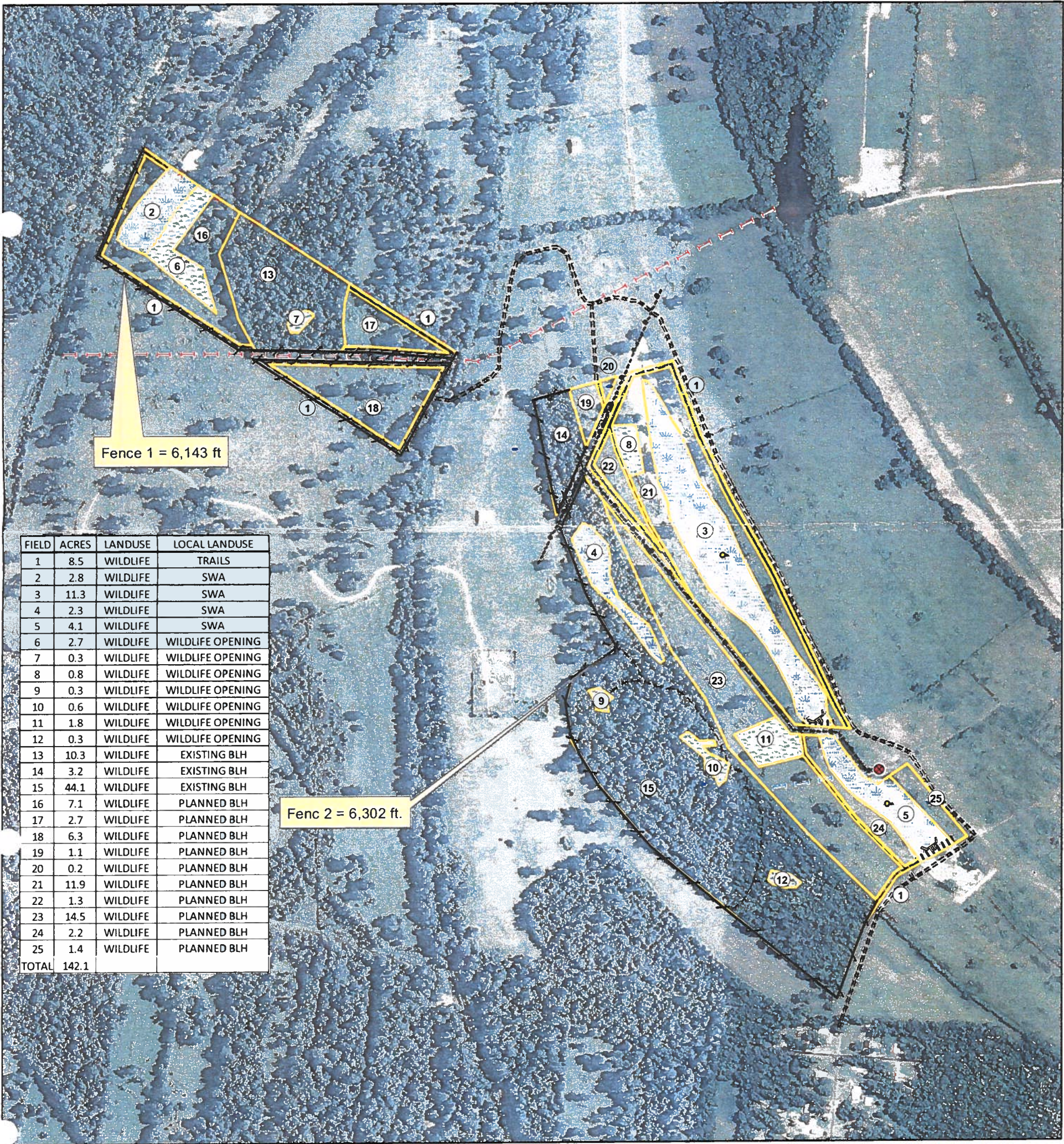
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FINAL RESTORATION MAP
EASEMENT # 10-00099

Date: 8/5/2011

Customer(s): CRAIG MAJOR
District: UPPER DELTA SWCD
Approximate Acres: 142.1
Legal Description: Farm # 2292; Tract # 2257
New Roads SE & SW Quarter Quads
.5S, R10E, Sec 101
Zip Code: 70749

Field Office: NEW ROADS SERVICE CENTER
Agency: USDA-NRCS
Assisted By: Boudreaux, Darren J
State and County: LA, POINTE COUPEE
HUC: 080703000101
N 30° 38' 50.6" W 91° 26' 13.2"
Gate located 1.5 miles N of Jarreau Post Office



Legend



— PLANNED FENCE

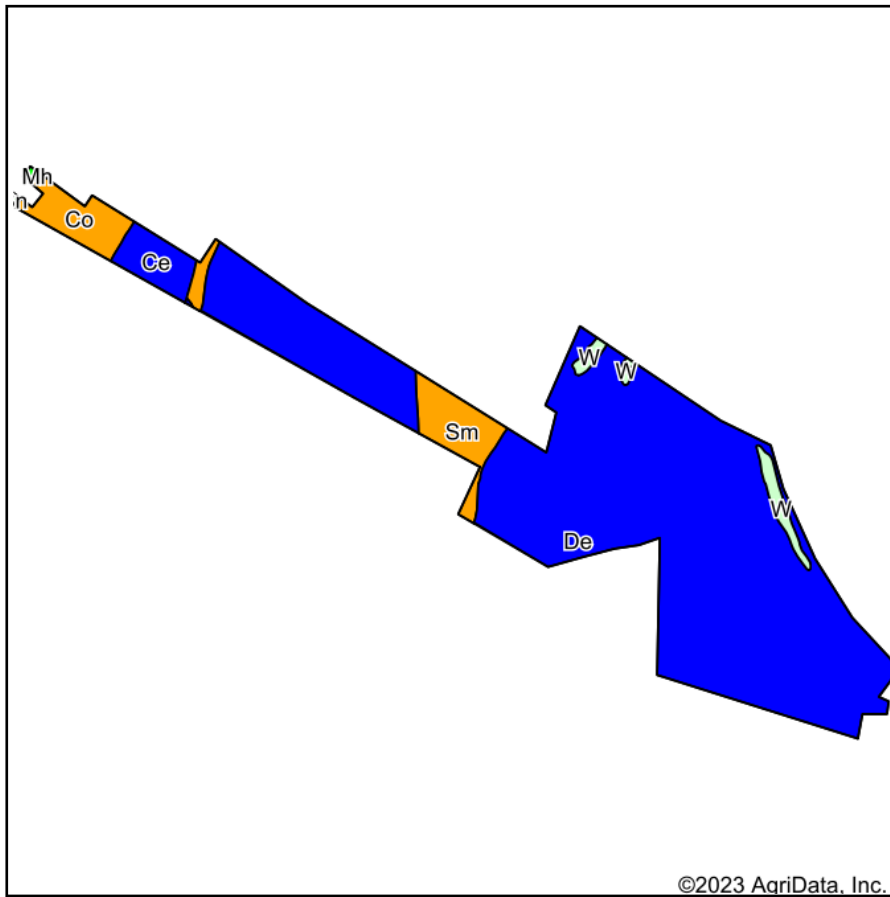
WRP.9133

MAY 2010 AERIAL PHOTO

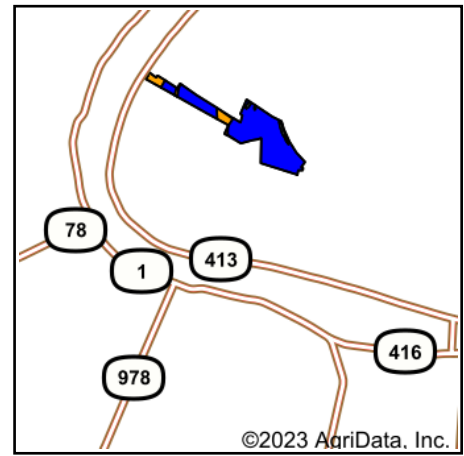
SCALE 1 : 7920
1" = 660'



Soils Map



Soils data provided by USDA and NRCS.



State: **Louisiana**
 County: **Pointe Coupee**
 Location: **10-5S-10E**
 Township: **District 5**
 Acres: **481.3**
 Date: **9/23/2023**

**NATIONAL
LAND
REALTY**

Maps Provided By:



Area Symbol: LA077, Soil Area Version: 13

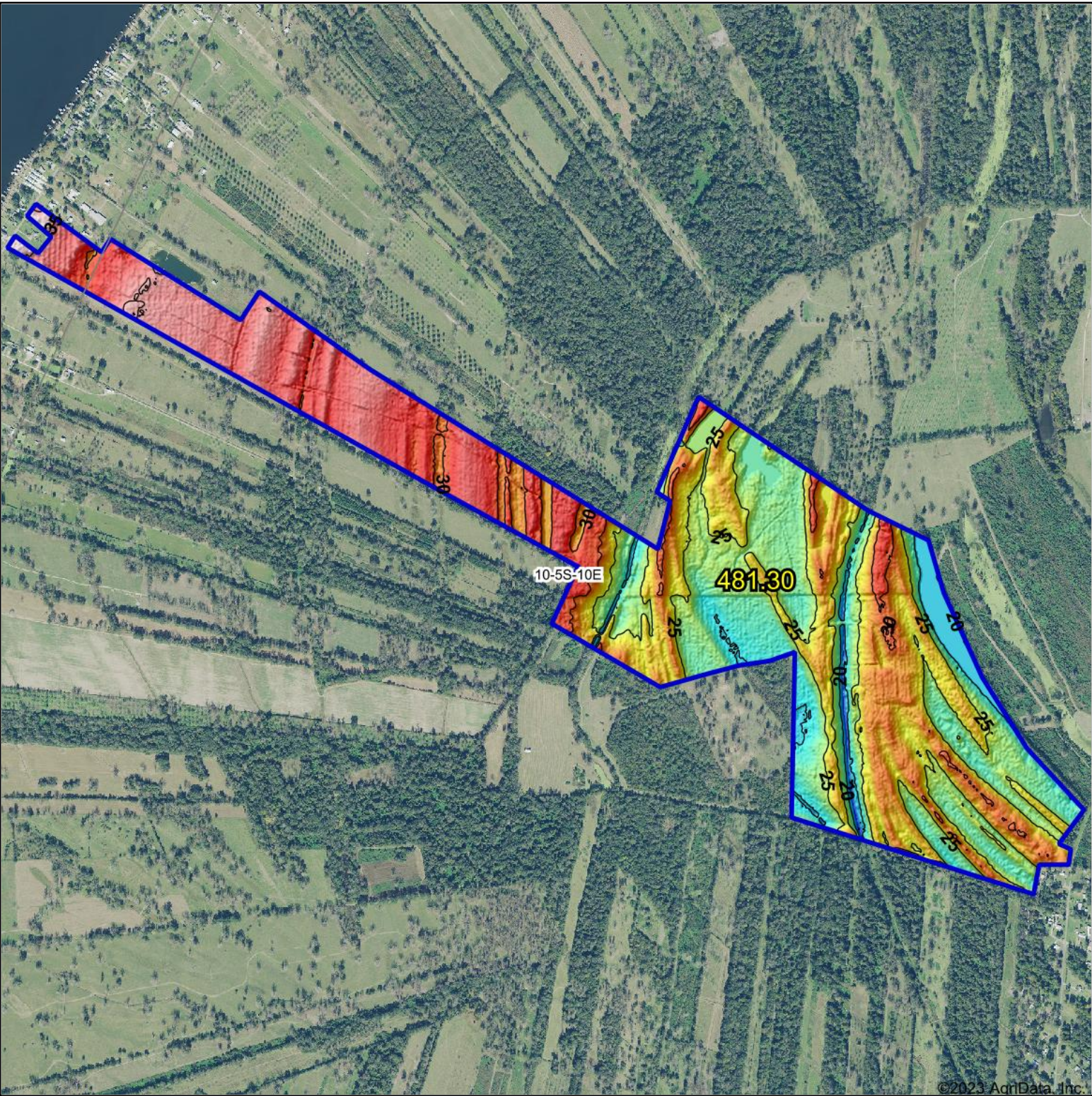
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
De	Dundee-Alligator complex, undulating	408.43	84.9%		IIw	66	54	54	51
Sm	Sharkey-Tunica complex, gently undulating	26.53	5.5%		IIIw	53	53	44	44
Co	Commerce silty clay loam, gently undulating	19.45	4.0%		IIIw	79	69	58	62
Ce	Commerce silt loam, 0 to 1 percent slopes	16.01	3.3%		IIw	84	59	56	65
W	Water	9.57	2.0%						
Bn	Bruin very fine sandy loam	1.00	0.2%		I	86	65	57	56
Mh	Mhoon silty clay loam	0.31	0.1%		IIw	68	64	49	53
Weighted Average					*-	*n 65.1	*n 53.7	*n 52.6	*n 50.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
 Soils data provided by USDA and NRCS.

Topography Hillshade



Low Elevation High

Source: USGS 3 meter dem

Interval(ft): 5

Min: 14.7

Max: 37.2

Range: 22.5

Average: 26.9

Standard Deviation: 4.27 ft

0ft 1819ft 3637ft

N

W E S

9/23/2023

10-5S-10E

Pointe Coupee County

Louisiana

Boundary Center: 30° 39.0046', -91° 27.1586'

NATIONAL LAND REALTY

Maps Provided By:

surety

CUSTOMIZED ONLINE MAPPING

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