

Grant Parish Chip Mill Wood Storage Yard

135 Acres For Sale

295 Old Road, Colfax. La. 71417



- Chip Mill facility along with 135 +/- acres available; complete details on following pages:
- Offering includes 1,400 sf scragg building, 10,80 sf shop, 1,920 sf office, 672 sf special purpose building & 7,000 sf cut stock building.
- Offer also includes office furniture & equipment, two (2) loaders, scale,
- Owner financing available to qualified Purchaser; Owner will also consider joint venture options if desired by Purchaser.
- Offered at \$1,900,000.00. Owner motivated & will consider all reasonable offers.

E-mail Delaine Yocum at Delaine@alcornroup.com or call Delaine at 318-758-0509 for additional information!

Visit our website for drawings and fliers of other offerings at www.alcornroup.com

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P.O. Box 171 Calvin, La. 71410

Corporate Office

4430 S. I-10 Service Road - Metairie, LA 70001 - Office (504)-887-2800 - Fax (504) 889-1300

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Property
Manager

Al Oglesby, CCIM, CPM®, CEA



Individual
Member

Grant Parish Chip Mill Wood Storage Yard

Additional Photos



Entrance



Shop

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Additional Photos



Water Supply



Interior Office

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Detail Information

- The Location is 3 miles east of Colfax, Louisiana, 35 miles northwest of Alexandria, Louisiana, 1 mile east of Hwy 71, 10 miles west of Hwy 167, and 20 miles east of Interstate 49. The acres are in Section 2-6-3 Grant Parish, Louisiana
- The Property consists of 135 acres +- on La Hwy 8 between Hwy 167 and Hwy 71 located in Colfax, Louisiana. The property has 4160 volt electric power. It has full water capacity and is ditched and taken down to grade with fill, compacted and a gravel base.
- The Wet Yard consists of 9-1/2 mill run linked with rock base, ditched bunkered with a 1/2 acre catch pond with a 65 feet deep 20 acre holding pond. It is sprinkled and plumbed with a 75 HP pumping station. It meets all EPA requirements.
- The Buildings are listed below:
 1. 70' x 20' 1400 sq. ft. scragg building with all steel floors.
 2. 90' x 120' 10,800 Sq. Ft. shop Building with 3 roll up doors and 16' eave
 3. 24' x 80' 1920 sq. ft. office building with 5 offices, reception area, storage room, scalar office, kitchen, bathroom, and HVAC system.
 4. 24' x 28' 672 sq.ft. With special purpose steel floor to house chipper, chipper motor, switch gear, and conveyor with roll up door.
 5. 70' x 100' 7000 sq. ft. cut stock building with 2 14' doorways and 14'eave.
- The Chip Mill Components are listed below:
 1. 60'5" strand power drum in feed with 155 HD chain.
 2. 90' x 9' x 11/4 " debarking drum with 18 axles, 72 tires and 20' steel structure with 200 HP drive with Falk fluid clutch.
 3. 180' x 36" bark conveyor under drum.
 4. Williams HD slugger hog complete with 28" steel structure to the ground with a 200HP motor and apron hopper
 5. Plant sub-structure, foundation and mill floor.
 6. 90' drum out feed conveyor and chipper in feed conveyor with double chain drive and 1" thick liner.
 7. 96" 8 Knife Precision chipper with HD thick disc.
 8. Two 1250 HP chipper motors.
 9. Jack shaft chipper driver system.
 10. 65' chip removal conveyor with double 110 chain.
 11. KMW screen 18'Oxey.
 12. 60' fines conveyor with 110 chains.

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13. Bush 48" knife drop feed top discharger re-chipper (no motor).
 14. Chip conveyor 36' x 48' concave (without belt).
 15. Radial chip stacker with 100' x 48" conveyor with catwalk (without belt).
 16. Two chip load out conveyors both 65' long with double 110 chains.
 17. Lucky L1020c remote control pedestal mounted loader.
- Electrical is listed below:
 1. Soloman 3 phrase transformer 1500KUA, high volt 34,600y—19920, low volt 4160—2400, SN J6461.
 2. McGraw Edison 3 phrase transformer 34,500 Ground 4 19920—4804—277, 1000KUA SN C-43840-1.
 3. In ground high voltage wiring with spare conduit.
 4. Chip Mill wiring, all 4160 volt, 480 volt and 120 volt, MCC electrical switches, starter controls, disconnects and conduit.
 - The mill comes with 2 loaders. These include a Prentis 410-E Log Loader and a Prentis 410-B Log Loader.
 - Machinery is listed below:
 1. Therman 60' in ground 200,000 lb. Truck scale with 16" thick concrete wall, wiring, weight reader and digital ticket printer.
 2. Pontoon float for irrigation water suction.
 3. Sprinkler system including water main, pumps, and irrigation piping.
 4. Lucent UX600M Phone system.
 5. Office furniture.
 6. Five portable radios.
 7. Cannon PC 850 Copier.
 - From Pineville take U.S. Hwy 71 North about 17 miles. Take a right on La. Hwy 8 approximately 1 mile and the location is on your right. From Winnfield take U.S. Hwy 167 South about 24 miles to Dry Prong. Take a right on La. Hwy 123 for 5 miles. Take a right on La. Hwy 8 for 2 miles and the location is on your left.
 - Offered at an asking price of \$1,900,000. The property will be sold "as, where is, with all faults".
 - Owner Financing may be available to the right buyer. Joint ventures will be considered and a Lease option is available.

No Minerals will convey.

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