

Winn Timber Products - For Sale 736 Hwy. 167S, Winnfield, LA. 71483



- Located on a major Highway, this property offers approx 100 acres & a fully equipped/furnished 6,000 sf 2-story office building in Central Louisiana in the heart of the wood basket. Also includes large workshop and covered shed. See attached for a more complete listing of equipment & vehicles included in sale as well as photos of various areas on the property. Turn-key operation!
- While there are a number of opportunities that the site can be used for, presently the Chip mill is chipping hardwood & pine on a daily basis with agreements to produce chip for Jeld Wen, Georgia Pacific (GP) and International; also produces for West Rock & Graphic Packaging as needed. Site has also been used to store logs for GP & wood for other mills. The site has the capacity to store up to 100,000 tons of wood.
- The Progress crane has a 125' radius range with 8 pockets, 16 knives with 96" chipper powered by a 1220 horse motor. Generally in this area you lose 11% to bark and loss from unload of the wood to chips produced, this location is running about 7%. Currently, the mill is running at a .02% bark contaminants in the chips produced.
- While the Chipper can produce 200 tons of pine chips or better p/hr, it is more than likely capable of producing 170 tons of pine chips p/hr & 150 tons of hardwood chips p/hr.
- The Property and Operations are being offered at an asking price of \$3,950,000!

E-mail **Delaine Yocum** at Delaine@alcorgroup.com or call **Delaine** today at **318.758.0509** for more information!

Visit our website at www.alcorgroup.com for this and other available spaces.

The information contained herein has been obtained from sources believed to be reliable, but are subject to change, errors & omissions without liability of The ALCOR Group, Owners or their agent, and as such, should be independently verified by any prospective purchaser/lessee or their agent. This flier & drawing, or copies thereof, are to be used for the sole purpose of marketing the associated property under the marketing agreement between The **ALCOR** Group, Seller/Lessor or heir agent. These materials have been developed by The **ALCOR** Group at its expense and without compensation from anyone; they are and will remain property of The **ALCOR** Group. The copying or use of these materials by anyone for any other purpose is strictly prohibited under applicable laws, ethics, and regulations governing such issues.



P.O. Box 171, Calvin, LA. 71410
Corporate Office - Office: 504.887.2800 - Fax: 504.889.1300 - Toll Free: 800.727.1468
4430 - S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Website: www.alcorgroup.com - Licensed by the Louisiana Real Estate Commission
"A FULL SERVICE REAL ESTATE COMPANY"





Office Building



Interior Office



P.O. Box 171, Calvin, LA. 71410
Corporate Office - Office: 504.887.2800 - Fax: 504.889.1300 - Toll Free: 800.727.1468
4430 - S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Website: www.alcorgroup.com - Licensed by the Louisiana Real Estate Commission
"A FULL SERVICE REAL ESTATE COMPANY"





Scales



Scale Office



P.O. Box 171, Calvin, LA. 71410

Corporate Office - Office: 504.887.2800 - Fax: 504.889.1300 - Toll Free: 800.727.1468

4430 - S. I-10 Service Rd., W., Sta. 200, Metairie, LA. 70001

Website: www.alcorgroup.com - Licensed by the Louisiana Real Estate Commission

"A FULL SERVICE REAL ESTATE COMPANY"





Meeting Room



Private Office



P.O. Box 171, Calvin, LA. 71410
Corporate Office - Office: 504.887.2800 - Fax: 504.889.1300 - Toll Free: 800.727.1468
4430 - S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Website: www.alcorgroup.com - Licensed by the Louisiana Real Estate Commission
"A FULL SERVICE REAL ESTATED COMPANY"





Work Building



Interior



P.O. Box 171, Calvin, LA. 71410
Corporate Office - Office: 504.887.2800 - Fax: 504.889.1300 - Toll Free: 800.727.1468
4430 - S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Website: www.alcorgroup.com - Licensed by the Louisiana Real Estate Commission
"A FULL SERVICE REAL ESTATE COMPANY"





Interior Work Building



Work Shop



P.O. Box 171, Calvin, LA. 71410
Corporate Office - Office: 504.887.2800 - Fax: 504.889.1300 - Toll Free: 800.727.1468
4430 - S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Website: www.alcorgroup.com - Licensed by the Louisiana Real Estate Commission
"A FULL SERVICE REAL ESTATE COMPANY"





South Yard Wood Run



Circle Wood Run



P.O. Box 171, Calvin, LA. 71410
Corporate Office - Office: 504.887.2800 - Fax: 504.889.1300 - Toll Free: 800.727.1468
4430 - S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Website: www.alcorgroup.com - Licensed by the Louisiana Real Estate Commission
"A FULL SERVICE REAL ESTATE COMPANY"





Chipper Drum



Chip Conveyer



P.O. Box 171, Calvin, LA. 71410
Corporate Office - Office: 504.887.2800 - Fax: 504.889.1300 - Toll Free: 800.727.1468
4490 - S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Website: www.alcorgroup.com - Licensed by the Louisiana Real Estate Commission
"A FULL SERVICE REAL ESTATE COMPANY"





Crane



Crane Feeding Chipper



P.O. Box 171, Calvin, LA. 71410
Corporate Office - Office: 504.887.2800 - Fax: 504.889.1300 - Toll Free: 800.727.1468
4430 - S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Website: www.alcorgroup.com - Licensed by the Louisiana Real Estate Commission
"A FULL SERVICE REAL ESTATE COMPANY"





Electrical Station



Hardwood Load Out



P.O. Box 171, Calvin, LA. 71410
Corporate Office - Office: 504.887.2800 - Fax: 504.889.1300 - Toll Free: 800.727.1468
4430 - S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Website: www.alcorgroup.com - Licensed by the Louisiana Real Estate Commission
"A FULL SERVICE REAL ESTATE COMPANY"





Load Out



Water Wood Run



P.O. Box 171, Calvin, LA. 71410
Corporate Office - Office: 504.887.2800 - Fax: 504.889.1300 - Toll Free: 800.727.1468
4430 - S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Website: www.alcorgroup.com - Licensed by the Louisiana Real Estate Commission
"A FULL SERVICE REAL ESTATED COMPANY"



Equipment List

1996 - Case 921J Front End Loader - No hour meter
1988 - Freightliner Truck Model P830 - 838,013 Miles
1990 - T500M Galion Motor Grader - 6,931.6 hours
Series A Galion Crane - 7,846 Hours
2008 - Ford F-150 2 - wheel drive truck - 120,088 miles
2011 - G6-42P Gradell Lift Machine - 3,948 hours
1996 - 210B Prentice Loader Parts and Salvage machine
Nabors Set out trailer
1993 - Pitts setout trailer
2000 - setout trailer shop made
2000 - 410E Prentice loader - No Hour Meter
2010 - 545XL Husky Brute log loader - 1,475 Hours
2000 - 475A Barko loader on tracks No hour meter
2001 - 850H Case Dozer No hour meter/New Motor 6 months, New Transmission 4 months
2007 - 450J John Deere Dozer – 6,476.6 Hours
2010 - WA200PZ Komatsu Front End Loader - 10,869 hours
1954 - International service truck - 191,947 miles
1997 - C6500 Chevrolet service truck 42,795 miles
Blue Sky Lift
1- Komotsu Front End Loader - Fresh Overhaul on Motor in June 2017
1 - Road grader
3 - set out trailers
2 - 18 wheeler trucks
1 - Husky log loader
1 - Barko loader on tracks





Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

 By: _____
 Title: _____
 Date: _____
 Licensee: _____
 Date: _____

 By: _____
 Title: _____
 Date: _____
 Licensee: _____
 Date: _____



AgencyForm Rev. 10/10

P.O. Box 171, Calvin, LA. 71410

Corporate Office - Office: 504.887.2800 - Fax: 504.889.1300 - Toll Free: 800.727.1468

4430 - S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001

Website: www.alcorgroup.com - Licensed by the Louisiana Real Estate Commission

"A FULL SERVICE REAL ESTATE COMPANY"

