

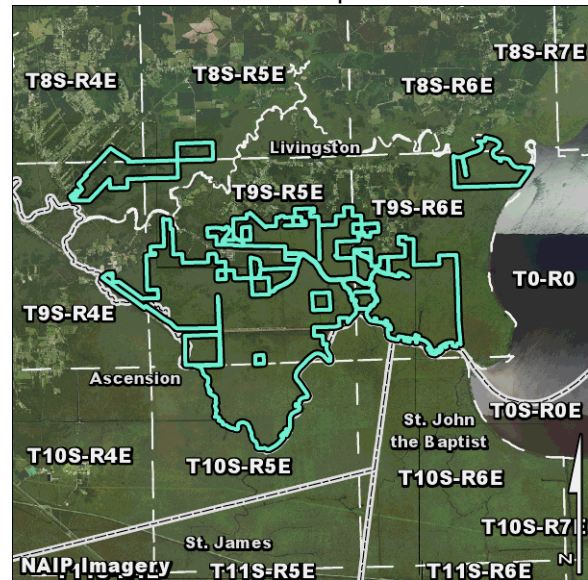
0010/232034

MAUREPAS SWAMP WMA - LIVINGSTON PORTION

Vicinity Map



Site Map



Status: ACTIVE
Department Name: 16 DEPT OF WILDLIFE & FISHERIES
Agency Name: 513 OFFICE OF WILDLIFE
Group: WILDLIFE MANAGEMENT AREAS
Function:
Facility: MAUREPAS SWAMP WMA - LIVINGSTON PORTION
Address1:
Address2:
City/State/Zip: LIVINGSTON PARISH, LA
Contact: ALVIN LANDRY
E-Mail: AFLANDRY@WLF.LA.GOV

Phone: 225-763-5506

Land Acquisition: \$5,262,956.00	Minerals: MIXED	Ownership: OWNED
Convey Docs: 25	First Date: 11/16/2011	
Acres - Total: 22,352.17	Owned: 22,352.17	Leased: 0.00
Active Buildings: 2	Area (Sq Ft): 1,800	ROW: 0.00
		Appraised Value: \$61,085

Legal Description:

VARIOUS SECTIONS IN TOWNSHIP 8 SOUTH, RANGE 4 EAST, TOWNSHIP 8 SOUTH, RANGE 5 EAST, TOWNSHIP 8 SOUTH RANGE 6 EAST, TOWNSHIP 9 SOUTH, RANGE 4 EAST, TOWNSHIP 9 SOUTH, RANGE 5 EAST, TOWNSHIP 9 SOUTH, RANGE 6 EAST, TOWNSHIP 10 SOUTH, RANGE 5 EAST, AND TOWNSHIP 10 SOUTH, RANGE 6 EAST, LIVINGSTON PARISH, ST. HELENA MERIDIAN.

Additional Notes:

THE STATE LAND OFFICE WAS NOTIFIED BY LDWF IN 2020 THAT CERTAIN TRACTS THAT WERE ORIGINALLY IN LAGOV AND THE GIS IN LIVINGSTON PARISH HAVE NOW BEEN MERGED WITH JOYCE WMA. THERE IS A NEW BUSINESS ENTITY FOR JOYCE WMA LIVINGSTON PORTION. AS A RESULT BUSINESS ENTITY 2-32-034 DOCUMENTS 3, 6, 10 AND 13 SHOULD BE MOVED TO THE NEW BUSINESS ENTITY JOYCE WMA LIVINGSTON PORTION. SEE EMAIL AND MAP CONFIRMING THE MERGE IN THE FOLDER. SEE BUSINESS ENTITIES 203024, 347006, 253061 AND 348017 FOR MAUREPAS SWAMP WMA IN OTHER PARISHES. SOME ACREAGE BASED ON GIS PLOTTING. AS OF JANUARY 2022, WE STILL HAVE DISCREPANCIES. SEE SLO'S LDWF RECONCILIATION SPREADSHEET. AS OF MAY OF 2022 A 0.63 ACRE PORTION OF THIS BUSINESS ENTITY HAS BEEN SURPLUSED TO DOA/SLO & APPROVED BY THE LEG ISLATURE FOR PROPER DISPOSAL.

Approx Land Value:	\$0.00	Approx Timber Value:	\$0.00
Approx Total Value:	\$0.00		
Annual Oper/Maint Expense:	\$0.00	Est Maint Backlog:	\$0.00

Current State of Utilization:

APPROVED BY THE LEGISLATURE IN THE REGULAR SESSION OF 2022 TO SELL A 0.63 ACRE PORTION AT FAIR MARKET VAULE. THE FAIR MARKET VALUE OF THIS TRACT IS \$181,000.00.

Recommendations for Future Utilization:

SELL A 0.63 ACRE PORTION OF THIS SITE.

PROJECT SUMMARY

According to Act 887 of 1987 and the rules and regulations promulgated thereto, whenever an Agency of the State declares immovable property to be nonessential to the efficient operation of the agency, the property shall be transferred to the Division of Administration. The State Land Office is directed to prepare a Land Management Evaluation Report setting forth recommendations for best use or disposal of the property.

The purpose of this Land Management Evaluation Report is to evaluate information particular to surplus property belonging to the State of Louisiana and establish recommendations for the property that will be most beneficial to the State of Louisiana.

The subject property is a 0.63 acre tract of land with water frontage located in Livingston Parish at 21439 Waterfront East Drive, Maurepas, Louisiana 70449.

Appraiser Arthur L. Schwertz, MAI

The subject property was inspected and appraised by **Arthur L. Schwertz** for the purpose of reporting an opinion of its estimated Market Value as of December 1, 2020.

Market value is defined as “the most probable price in terms of money which a property should bring in a competitive market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus.”

The subject property’s value conclusion is as follows:

Value Type.....	Market Value
Property Rights Appraised.....	Fee Simple
Effective Date of Value.....	December 1, 2020
Value Conclusion.....	\$181,000.00

Accordingly, the total estimated market value of the subject property, in “as is” condition, as of December 1, 2020, is One Hundred Eighty One Thousand Dollars (\$181,000.00).







