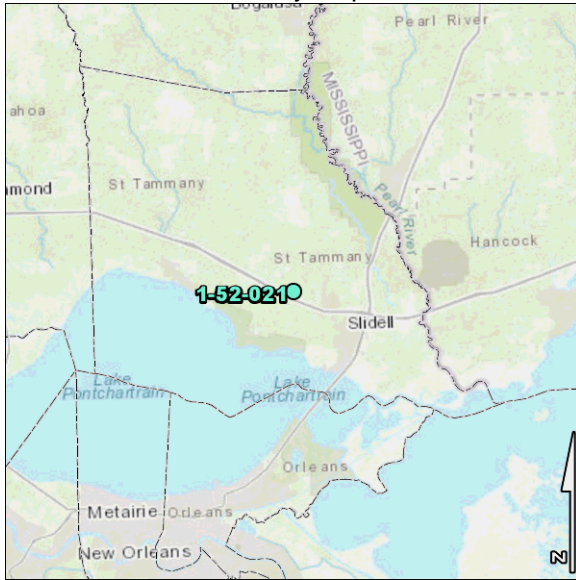


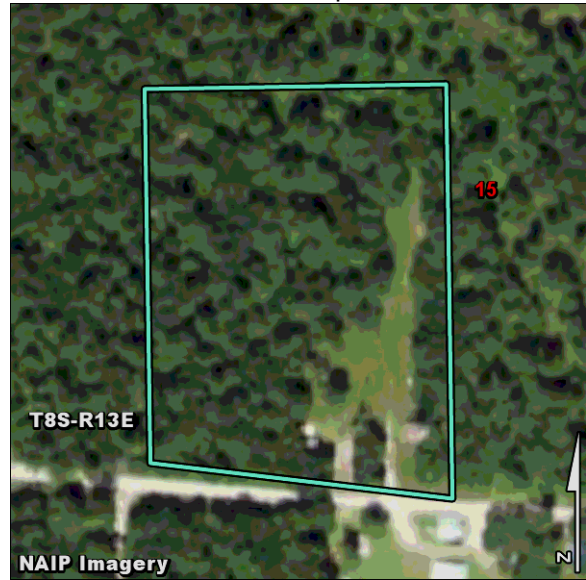
0010/152021

DIXIE RANCFIRE LOOKOUT TOWER

Vicinity Map



Site Map



Status: ACTIVE
Department Name: 04 ELECTED OFFICIALS
Agency Name: 160 AGRICULTURE AND FORESTRY
Group: OFFICE OF FORESTRY
Function: FIRE LOOKOUT TOWER
Facility: DIXIE RANCFIRE LOOKOUT TOWER
Address1: DIXIE RANCH ROAD
Address2:
City/State/Zip: LACOMBE, LA 70445
Contact: WANDA WARD
E-Mail: WANDA_W@LDAF.STATE.LA.US

Phone: 225-922-1245

Land Acquisition: \$550.00	Minerals: NO	Ownership: OWNED
Convey Docs: 1	First Date: 12/14/1939	
Acreeage - Total: 5.00	Owned: 5.00	Leased: 0.00
Active Buildings: 1	Area (Sq Ft): 49	ROW: 0.00
Legal Description:		Appraised Value: \$1

5 ACRES SEC 15 T8S R13E SEE DOCUMENT FOR METES & BOUNDS SUBJECT TO OG&M LEASE 12/12/33 SUN OIL CO

Additional Notes:
 CURRENTLY SURPLUSED TO THE STATE LAND OFFICE FOR DISPOSAL.

Approx Land Value:	\$55,000.00	Approx Timber Value:	\$0.00
Approx Total Value:	\$55,000.00		
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.

Recommendations for Future Utilization:
 SELL.

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 is a 5.0 acre (more or less) wooded site with fire lookout tower that adds no value to the site. Located on Dixie Ranch Road, Lacombe, Louisiana, St Tammany Parish.

Appraiser Bernell Boudreaux

The subject property was inspected and appraised by Bernell Boudreaux for the purpose of reporting an opinion of its estimated Market Value as of April 4, 2022.

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’s estimated market value is \$55,000.00

Site Value.....\$55,000.00

Total Market Value of Subject Property.....\$55,000.00

Accordingly, the total estimated market value of the subject property, in “as is” condition, as of April 4, 2022 (\$55,000.00) **Minus the cost of removing the Look-Out Tower**


Fifty Five Thousand Dollars

(\$55,000.00)

1-52-021

Dixie Ranch Fire Lookout Tower

Legend

 Dixie Ranch Rd



1-52-021

Dixie Ranch Fire Lookout Tower

Legend

 Dixie Ranch Rd



Google Earth

© 2022 Google

6.49 ft



31852 N Dixie Ranch Rd

Lacombe, Louisiana



Google

Street View - Jan 2019



Google