

NOTICE OF STATE LAND SALE

SALE NO. 7748

STATE OF LOUISIANA
DIVISION OF ADMINISTRATION
STATE LAND OFFICE
P.O.BOX 44124, CAPITOL STATION
BATON ROUGE, LOUISIANA 70804

By virtue of and in conformity with the provisions of R.S. 41:131-136, oral bids will be accepted on the 20th day of September, 2023, at eleven o'clock A.M., for the purchase of the following described property in Evangeline Parish, Louisiana, to-wit:

Lot 11 Block "A" Hickory Hollow Subdivision Addition #1, located in Sec 32 & 33, T3S R2E

All bidding will take place at the principal door of the court house of the Parish of Evangeline, in Ville Platte, Louisiana. The property will be sold to the last and highest bidder, who shall remit, by certified check, cashier's check or bank money order, the full purchase price within four (4) hours after the sale.

MINIMUM BID: Two Hundred Fifty Thousand Dollars (\$250,000)

THIS SALE IS MADE WITHOUT WARRANTY OF TITLE.

ALL MINERALS RESERVED TO THE STATE IN ACCORDANCE WITH ARTICLE IX, SECTION 4 OF THE CONSTITUTION OF 1974.

THE RIGHT TO REJECT ANY AND ALL BIDS IS RESERVED.

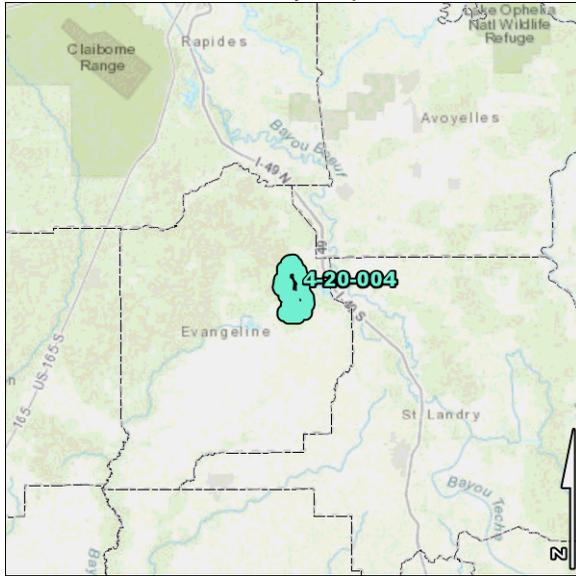
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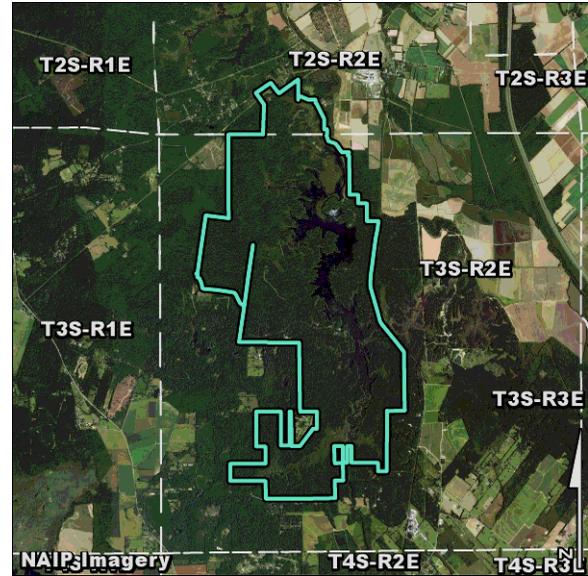
0010/420004

CHICOT STATE PARK

Vicinity Map



Site Map



Status: ACTIVE
Department Name: 06 DEPT OF CULTURE, RECREATION & TOURISM
Agency Name: 264 OFFICE OF STATE PARKS
Group: STATE PARKS
Function: CHICOT STATE PARK
Facility: CHICOT STATE PARK
Address1: 3469 CHICOT PARK ROAD
Address2: LA HWY 3042
City/State/Zip: VILLE PLATTE, LA 70586
Contact: NANCY WATKINS
E-Mail: NWATKINS@CRT.LA.GOV

Phone:

Land Acquisition: \$175,976.00	Minerals: MIXED	Ownership: MIXED
Convey Docs: 30	First Date: 01/01/1938	
Acres - Total: 6,349.24	Owned: 6,348.79	Leased: 0.45
Active Buildings: 67	Area (Sq Ft): 67,730	ROW: 0.00
		Appraised Value: \$11,927,437

Legal Description:

LAND IN SECS 27, 33, 34 OF T2S-R2E; AND IN SECS 4, 5, 7, 8, 9, 10, 15, 16, 17, 21, 22, 27, 28, 29, 32, 33, 45, 53, 54 OF T3S-R2E.

Additional Notes:

ALSO SEE S.C. 4-20-005. AS OF 2023, WE ARE SELLING A PORTION OF THIS PROPERTY. THE PORTION WE ARE SELLING IS A 1.3 ACRE TRACT. THE APPRAISED VALUE OF THIS TRACT IS \$250,000.00.

Approx Land Value:	\$17,500,000.00	Approx Timber Value:	\$3,675,000.00
Approx Total Value:	\$21,175,000.00		
Annual Oper/Maint Expense:	\$1,493,508.00	Est Maint Backlog:	\$348,261.00

Current State of Utilization:

STATE PARK; 1.3 ACRES OF THIS SITE IS CURRENTLY SURPLUSED TO THE STATE LAND OFFICE FOR DISPOSAL. IT WAS APPROVED BY THE LEGISLATURE IN 2023.

Recommendations for Future Utilization:

STATE PARK; SELL THE 1.3 ACRE TRACT.

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 1.3 acre site with a 2,060 square foot residential home located at 258 Rambling Road, Ville Platte, Louisiana 70586, in Evangeline Parish.

Appraiser Robert D. Beyt

The subject property was inspected and appraised by Robert D. Beyt for the purpose of reporting an opinion of its estimated Market Value as of March 8, 2023.

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.....	March 8, 2023
Value Conclusion.....	\$250,000

Accordingly, the total estimated market value of the subject property, in “as is” condition, as of March 8, 2023, is One Hundred Thousand Dollars (\$250,000).

STATE OF
LOUISIANA

SOILEAU,
MARK
CHADWICK,
ETUX

COLLIGAN,
JAMES C., JR.
(JANICE)

OFFICE OF
STATE PARKS

DEROUEN,
DANIEL BALL
(ELENA)

LAFLEUR,
JUSTIN RAY
(ANNE)

Rambling Rd

MOREIN,
MARTIN J.,
ETUX

WALKER,
MARGARET
ELIZABETH L.

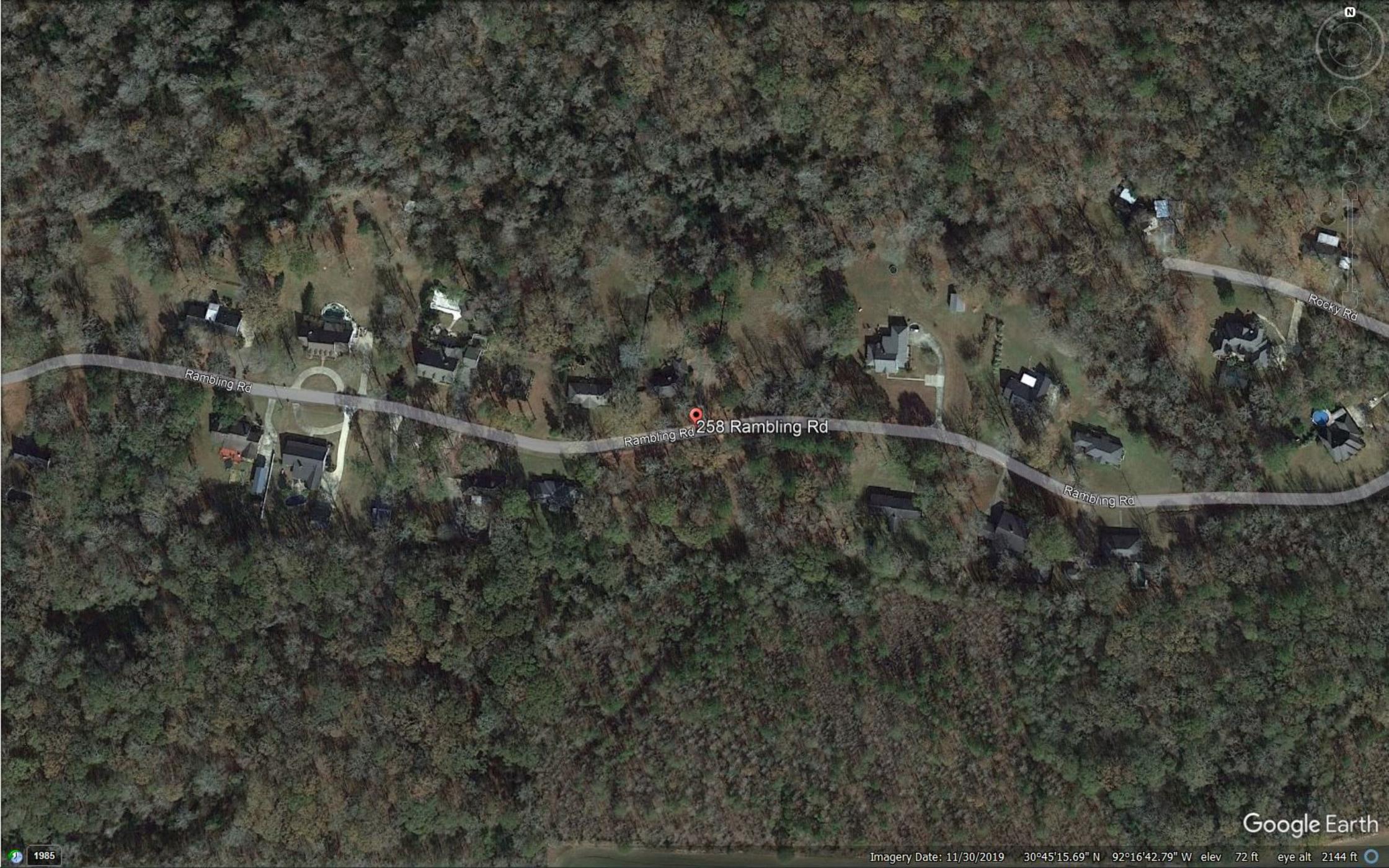
ANDREPONT,
TROY
ANTHONY,
ETAL

ANDREPONT,
TROY
ANTHONY,
ETAL

1 inch = 80 feet

Created By actDataScout on 1/9/2023 1:22:03 PM  via DataScout OneMap

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Rambling Rd

Rambling Rd 258 Rambling Rd

Rambling Rd

Rocky Rd

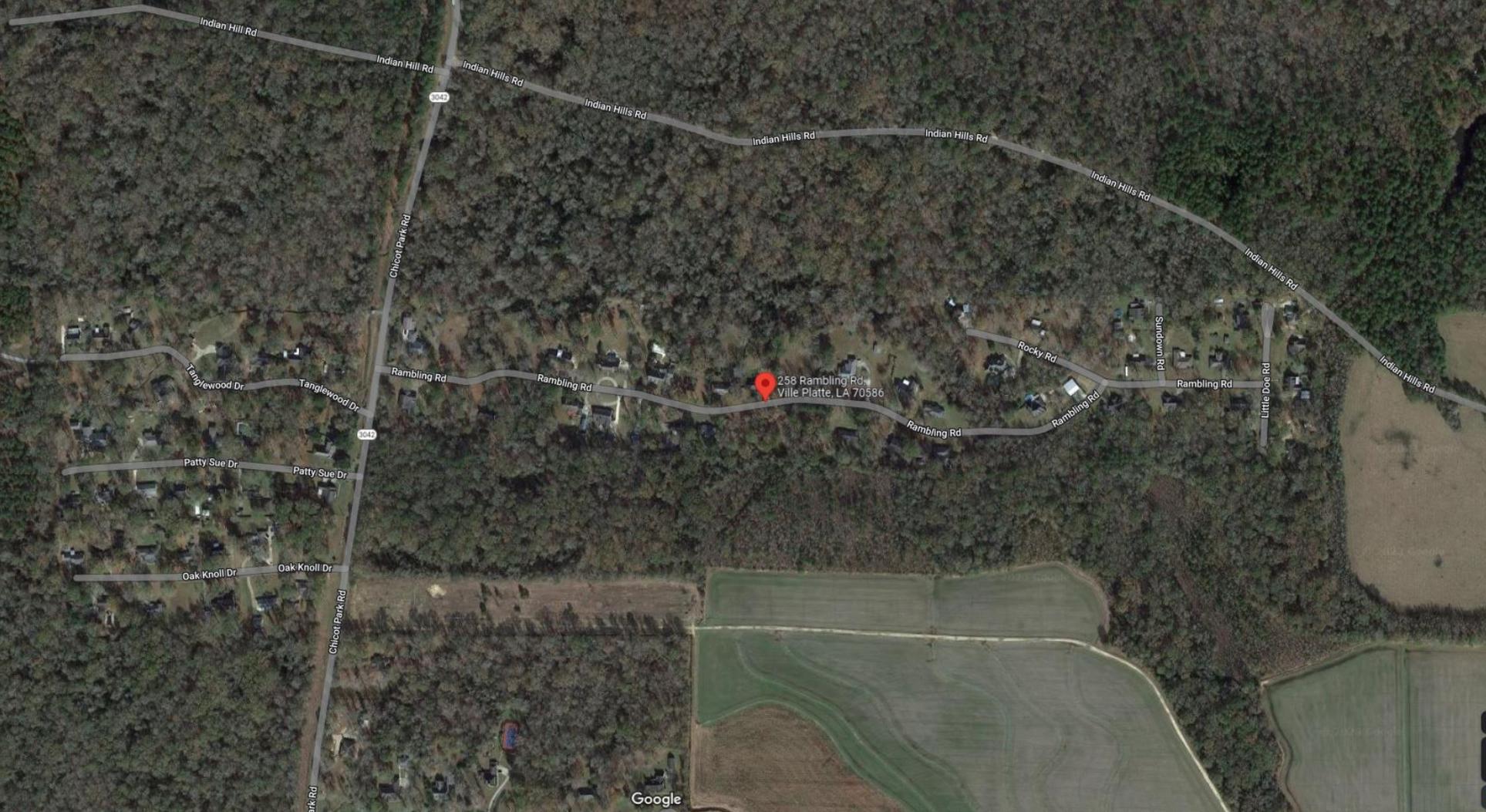
Google Earth

Imagery Date: 11/30/2019 30°45'15.69" N 92°16'42.79" W elev 72 ft eye alt 2144 ft

1985

Expand side panel

Layers



258 Rambling Rd, Ville Platte, LA 70586

Google

