

MEMORANDUM

To: ALL POTENTIAL BIDDERS
From: LUKE PEARSON, REAL ESTATE MANAGER
Subject: LEASE OF RED RIVER WATERWAY COMMISSION OWNED LAND/
KATELAND REALIGNMENT/PARTS OF TRACTS 1, 3, 5, & 7/100.0 ACRES
RAPIDES PARISH, LOUISIANA

Please find enclosed an invitation and proposal for bid on the referenced property. Also, please find enclosed a sample of the lease document you will be required to sign if you are the highest bidder.

Please be advised that the following restrictions, and requirements, as well as those in the lease, will govern the lease of the subject property:

1. **BID**--Minimum bid for this property type is set at **\$ 20.00** per acre annually.
2. **TERM**--Lease term is set at 5 years, with option for 5 year extension.
3. **PROPERTY**--There shall be no cutting of timber by the Lessee . The property shall be maintained to the standards of the LESSOR.
4. **ACCESS**--The District and the Commission do not guarantee access to the leased property - **access must be arranged by lessee.**
5. **USAGE**--The District and the Commission do not guarantee the condition or suitability of the property for any particular use or purpose. Lessee shall be responsible for erection of any fences and gates needed for use of the property or as may be required by this lease.
6. **INSURANCE**--Evidence of insurance coverage must be provided by the **LESSEE** to the District and the Commission as required in Section 7 of the lease document, with the Commission **named** as an **additional insured.**
7. **COST**--The actual cost of advertising and recordation will be computed into the cost of the first years lease amount and will be the responsibility of **LESSEE.** **Cash** payments will not be accepted.
8. **BID ENVELOPE**--The enclosed sticker must be affixed to the front of your sealed bid so that it can be clearly marked. Envelopes submitted without this sticker and without a name will not be accepted.
9. **TERMINATION**--This lease is subject to termination with or without cause as per Section 9 of the lease document.

Please be advised that the bid opening date for this lease is **OCTOBER 1, 2025, at 2:00 PM.**

Direct all questions to Greylen Barnett or myself at this office.

**PROPOSAL FOR
LEASE OF PROPERTY OF THE
RED RIVER WATERWAY DISTRICT**

LOCATED IN RAPIDES , PARISH, LOUISIANA

DATE: _____

TO: Red River Waterway Commission
5941 Highway 1 Bypass
Natchitoches, Louisiana 71457

Gentlemen:

In accordance with your Invitation for Proposals for the Lease of property of the Red River Waterway District located in RAPIDES PARISH, Louisiana, and subject to all of the conditions and requirements thereof and of the Lease agreement which is made a part of this Proposal, I (we) submit this Proposal and hereby agree:

1. To lease for a FIVE (5) YEAR PERIOD, commencing on NOVEMBER 1, 2025 and ending on OCTOBER 31, 2030, the following described property:

- a. Location: Certain pieces, parcels or tracts of land lying and situated in Rapides Parish, Louisiana, in Section 63, T5N-R3W and Section 45, T6N-R3W, on the right descending bank of Red River, more fully shown on an aerial photo map prepared by State of Louisiana, Red River Waterway Commission, filed and recorded in the Conveyance Records of Rapides Parish, Louisiana and in the files of the Red River Waterway Commission Headquarters, Natchitoches, Louisiana, being more particularly described as follows:
- b. Description: LEASE PARTIAL-TRACT NO. 1

From the southwest corner of Section 63, T5N-R3W, Rapides Parish, Louisiana, thence run North 19° West along the western boundary of Section 63, for a distance of 1,094.94 feet, to a point, thence run North 48°30' East for a distance of 5,342.70 feet, to a point on the property line of Herbert L. Vallee, Jr. (Tract No. 1), E. W. Zimmerman (Tract No. 3), and also on the right - of - way of the KATELAND CUTOFF PROJECT, this being the **POINT OF BEGINNING**, thence run North 68° East, along said property line for a distance 1,110.0 feet, more or less, to a point on the bank of Red River, thence run downstream, along the bank of Red River, in a Southeasterly direction for a distance of 1,520.0 feet, more or less, to a point on the downstream right - of - way of the KATELAND CUTOFF PROJECT, thence run the following courses and distance along said right - of - way, South 82° 44' 38" West, 510.0 feet, more or less, North 33° 49' 16" West, 447.21 feet, more or less, North 24° 36' 36" West, 788.0 feet, more or less, back to the **POINT OF BEGINNING**, containing 26.0 acres, more or less.

LEASE PARTIAL-TRACT NO. 3

From the southwest corner of Section 63, T5N-R3W, Rapides Parish, Louisiana, thence run North 19° West along the western boundary of Section 63, for a distance of 1,094.94 feet, more or less, to a point, thence run North 48° 30' East for a distance of 5,342.70 feet, more or less, to a point on the property line of E. W. Zimmerman (Tract No. 3), Herbert L. Vallee, Jr. (Tract No. 1), and also on the right - of - way of the KATELAND CUTOFF PROJECT, this being the **POINT OF BEGINNING**, thence along the right - of - way of KATELAND CUTOFF PROJECT, run North 24° 36' 36" West for a distance of 50.0 feet, more or less, to a point, thence run North 35° 07' 41" East, for a distance of 667.56 feet, more or less, to a point, thence run Northwesterly, along the arc of a curve to the left, (having a radius of 4,750 feet) for a distance of 1,960.0 feet, more or less, to a point on the property line of E. W. Zimmerman (Tract No. 3), and Roy O. Martin Lumber Company (Tract No. 5), thence run North 44° East along said property line for a distance of 420.0 feet, more or less, to a point on the bank of Red River, thence run downstream, along the bank of Red River, in a Southeasterly direction for a distance of 2,750.0 feet, more or less, to a point on the property line of E. W. Zimmerman (Tract No. 3), and Herbert L. Vallee, Jr. (Tract No. 1), thence run South 68° West along said property line for a distance of 1,110.0 feet, more or less, back to the **POINT OF BEGINNING**, containing 39.0 acres, more or less.

LEASE PARTIAL-PART OF TRACT NO. 5

From the section corner common to Sections 6, 7, 63, T5N-R3W, Rapides Parish, Louisiana, thence run North 19° West along the section line between Sections 6 and 63, T5N-R3W, for a distance of 934.6 feet, more or less, to a point, thence run North 46° 30' East for a distance of 5,100.0 feet, more or less, to a point on the property line of Roy O. Martin Lumber Company (Tract No 5), and Rayford R. KNIGHT (Tract No. 7), and also on the right - of - way of the KATELAND CUTOFF PROJECT, this being the **POINT OF BEGINNING**, thence run North 46° 30' East, for a distance of 600.0 feet, more or less, to a point on the bank of Red River, Thence run downstream, along the bank of Red River, in Southeasterly direction for a distance of 2,930.0 feet, more or less, to a point on the property line of Roy O. Martin Lumber Company (Tract No. 5), and E. W. Zimmerman (Tract No. 3), thence run South 44° West along said property line for a distance of 420.0 feet, more or less, to a point on the right - of - way KATELAND CUTOFF PROJECT, thence run along said right - of - way Northwesterly, along the arc of a curve to the left (having a radius of 4,750.0 feet), for an arc distance of 850.0 feet, more or less, to a point, thence run South 49° 04' 40" West, for a distance of 350.0 feet, more or less, to a point, thence run North 40° 55' 20" West for a distance of 1,090.0 feet, more or less, to a point, thence run North 41° 54' 38" East for a distance of 500.0 feet, more or less, to a point on the 120 foot contour elevation line, thence run along the 120 foot contour elevation line in a Northwesterly direction for a distance of 630.0 feet, more or less, to a point, thence run North 40° 55' 20" West for a distance of 450.0 feet, more or less, back to the **POINT OF BEGINNING**, containing **28.5** acres, more or less.

LEASE PARTIAL-PART OF TRACT NO. 7

From the section corner common to Sections 6, 7, and 63, T5N-R3W, Rapides Parish, Louisiana, thence run North 19° West along the western boundary of Section 63, for a distance of 934.6 feet, more or less, to a point, thence run North 46° 38' East for a distance of 5,100.0 feet, more or less, to a point on the property line of Roy O Martin Lumber Company (Tract No. 5). Rayford R. Knight (Tract No. 7) and also on the right - of - way of the KATELAND CUTOFF PROJECT, this being the **POINT OF BEGINNING**, thence run North 40° 55' 20" West along the right - of - way of KATELAND CUTOFF PROJECT, for a distance of 100.0 feet, more or less , along a fence to a point, thence run in a Northwesterly direction along said right - of - way and fence for a distance of 290.0 feet, more or less to a fence corner, thence run North 46° 30' East for a distance of 560.0 feet, more or less, along a fence, to a point on the Bank Line of Red River, thence run in a southeasterly direction along the Bank Line of Red River for a distance of 460.0 feet, more or less, to a point, thence run South 46° 30' West for a distance of 600.0 feet, more or less, back to the **POINT OF BEGINNING**, containing **6.5** acres, more or less.

2. To pay the Red River Waterway Commission a total consideration of \$ _____, (5-year amount) for a lease of the said property in 5 equal annual installments of \$ _____ per year, which is \$ _____ per acre per year. A certified check or money order in the amount of \$ _____, which is equal to **10% of the total 5 Year bid amount**, is enclosed as a deposit. The deposit will be returned if I am not the successful bidder.
3. To execute an Act of Lease containing the terms and conditions required by the Red River Waterway Commission within ten days after it is presented to me (us) for execution. I acknowledge that the Lease agreement was available for my review prior to submission of this proposal.
4. To reimburse the Commission for the actual costs of advertising for lease of the property (in addition to lease payments). I understand that the advertising and recordation costs are **ESTIMATED** to be \$ 65.00, but I agree to pay whatever the actual costs may be.
5. To reimburse the Commission for the actual costs of recording the lease with the Clerk of Court in the appropriate parish of the lease property (in addition to lease payments). I understand that the recordation costs are **ESTIMATED** to be \$ 105.00, but I agree to pay whatever the actual costs may be.

BIDDER: _____

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SEALED BID OCTOBER 1, 2025 2:00 PM
100.0ACRE S
RAPIDS PARISH, LA

RED RIVER WATERWAY COMMISSION
LAND LEASE / KATELAND REALIGNMENT
HIGHLIGHTED IN YELLOW / CONTAINING
100.0 ACRES, MORE OR LESS, LOCATED
IN SECTION 63, T 5 N - R 3 W, RAPIDES
PARISH, LOUISIANA



NORTH



SCALE: 1" = 1,000'

T 6 N - R 3 W
T 5 N - R 3 W

