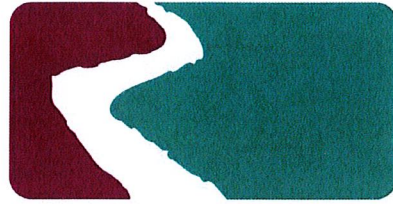




STATE OF LOUISIANA
RED RIVER



WATERWAY COMMISSION

Developing the Gift of River Living

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Michaël Simpson
Red River Parish

Charles R. Greer
At Large

James F. Maxey
At Large

Michael P. Deville
At Large

Versa O. Clark
At Large

Memorandum

To: All Potential Bidders

From: Luke Pearson, Real Estate Manager

Subject: Lease of Red River Waterway Commission owned land
Socot Capout, Phase II, Tract 11, Segment B, 91 acres
Natchitoches Parish, Louisiana

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 is set at \$15.00 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
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. Prior lessees have notified the Commission of the loss of personal property and equipment due to flooding and the prominent presence of **feral hogs** on the property
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 with 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 is 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 **January 7, 2026** at 2pm. Direct all questions to Greylen Barnett or myself at this office.

Proposal for lease of property of the
Red River Waterway District
located in Natchitoches 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 **Natchitoches 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 **5-year** period, commencing on **February 1, 2026** and ending on **January 31, 2031**, the following described property:
 - a. Location: A certain piece, parcel or tract of land, lying and situated in Natchitoches Parish, Louisiana, in Sections 33, 34, 35, 36 and 72, T10N-R7W, Socot Capout, Phase II, Tract No. 11, Segment B (Gaiennie Island) and being more particularly described as follows:
 - b. Description: From a point where the section line between Sections 34 and 36 , T10N-R7W, intersects the centerline of Louisiana Highway No. 486, thence run southwesterly along the section line between Sections 34 and 36, T10N-R7W, for a distance of 3,200.0 feet, more or less, to a point on an island on Red River, known as GAIENNIE ISLAND, this being point of beginning, thence on traverse around said island run Southeasterly for a distance of 1,850.0 feet, more or less, to a point, thence run Northwesterly for a distance of 3,400.0 feet, more or less, to a point, thence run Northeasterly for a distance of 1,700.00 feet, more or less, to a point, thence run Southeasterly for a distance of 1,300.0 feet, more or less, back to point of beginning, containing **91.0** acre, more or less, T10N-R7W, Natchitoches Parish, Louisiana, being more fully shown highlighted in yellow on the attached aerial photo map, prepared by the Red River Waterway Commission, filed in the files of the Red River Waterway Commission Headquarters, Natchitoches, Louisiana.
2. To pay the Red River Waterway Commission a total consideration of \$ _____, (5-year amount) for a lease of the said property in **five** 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 recording costs are **estimated** to be **\$65** , 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** but I agree to pay whatever the actual costs may be.

BIDDER:

Signature

Printed Name

Title

Address _____

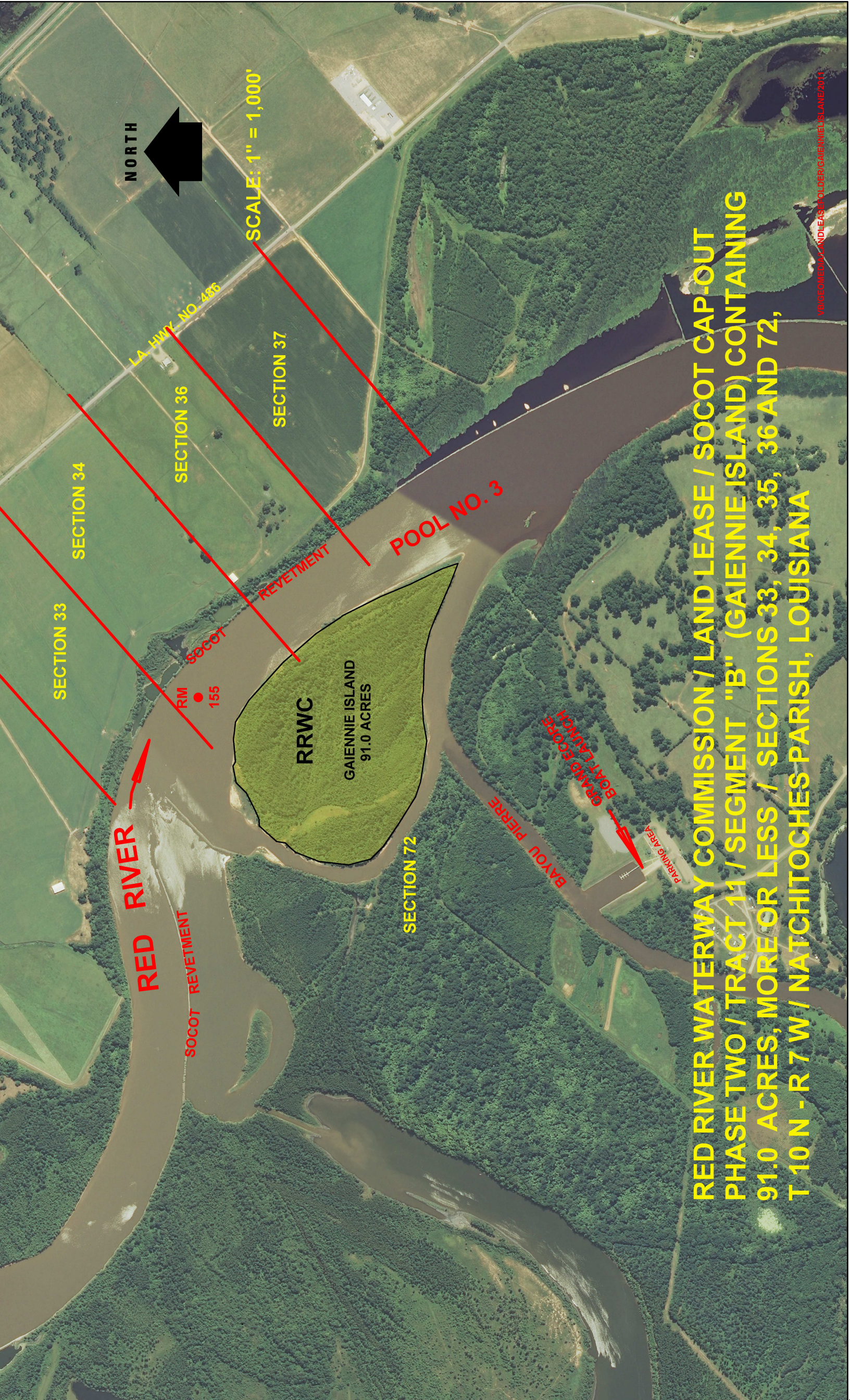
Phone _____

Cell _____

Fax _____

E-Mail _____

**SEALED BID
91.0 ACRES
NATCHITOCHE PARISH
JANUARY 7, 2026
2:00 PM**



NORTH



SCALE: 1" = 1,000'

LA HWY NO 486

SECTION 34

SECTION 36

SECTION 37

SECTION 33

RM 155
SOCOT

RRWC

GAIENNIE ISLAND
91.0 ACRES

SECTION 72

POOL NO. 3

REVETMENT

RED RIVER

SOCOT REVETMENT

BAYOU PIERRE

GRAVE SCORE
BOAT LAUNCH

PARKING AREA

RED RIVER WATERWAY COMMISSION / LAND LEASE / SOCOT CAP-OUT
PHASE TWO / TRACT 11 / SEGMENT "B" (GAIENNIE ISLAND) CONTAINING
91.0 ACRES, MORE OR LESS / SECTIONS 33, 34, 35, 36 AND 72,
T 10 N - R 7 W / NATCHITOCHES PARISH, LOUISIANA