

NOTICE OF SALE
STATE LAND

800 West Alabama Avenue

UNIVERSITY OF LOUISIANA SYSTEM
1201 NORTH THIRD STREET,
SUITE 7-300
BATON ROUGE, LA 70802

By virtue of and in conformity with the provisions of La. R.S. 41:133, bids will be accepted on the 30th day of June, 2020 at 11:00 A.M. at 800 West Alabama, Ruston, Louisiana for the sale of the following described property with all improvements in Lincoln Parish, Louisiana; the minimum bid for the subject property is Five Hundred Thousand (\$500,000) dollars, to wit;

That certain 1.001 acre parcel of land situated in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 23, Township 18 North – Range 3 West, Land District North of Red River, City of Ruston, Lincoln Parish, Louisiana, being more particularly described as follows:

Commencing at that 3" X 3" Concrete Monument described as being 504.6 feet South and 152.07 feet West of the NE corner of the NE 1/4 of the SW 1/4 of Section 23, T18N-R3W, as per that certain plat of survey entitled "Tech Sorority Property", dated March 12, 1969, by J.C. Wagnon, R.L.S., said plat being on file in the Office of the Clerk of Court of Lincoln Parish, Louisiana in Conveyance Book 141, Page 596, said Monument also representing the POINT-OF-BEGINNING of herein described parcel of land (hereinafter referred to as Subject) and the NW corner of Subject;

thence, run for a bearing of S88° 59' 09"E and distance of 30.47 feet and to that 5/8" Rebar found;
thence, run for a bearing of S01° 41' 18"W and distance of 4.19 feet and to that 5/8" Rebar found;
thence, run for a bearing of S88° 34' 53"E and distance of 207.17 feet and to that 5/8" Rebar found and accepted as representing the NE corner of Subject;

thence, run for a bearing of S00°20' 49"W and distance of 191.85 feet and to that Chiseled "X" set in Concrete on the North right-of-way of LA Hwy No. 150 (West Alabama Avenue) said call being to said right-of-way notwithstanding the actual distance thereto, and the SE corner of Subject;

thence, continue along said right-of-way, along a curve to the right with a radius of 2176.86 feet for an arc distance of 46.62 feet and a chord of N82° 00' 02"W, 46.62" and to a point and corner;
thence, continue along said right-of-way, along a curve to the left with a radius of 1190.65 feet for an arc distance of 163.11 feet and a chord of N85° 18' 33"W, 162.98' and to a point and corner.

thence, continue along said right-of-way for the following courses:

run for a bearing of N89° 16' 37"W and distance of 1.13 feet and to a point and corner;

run for a bearing of N81° 00' 05"W and distance of 2.10 feet and to a point and corner;

run for a bearing of S89° 59' 04"W and distance of 21.95 feet and to a point and corner;

run for a bearing of N89° 14' 13"W and distance of 8.05 feet and to that 5/8" Rebar set representing the SW corner of Subject;

thence, leaving said right-of-way, run for a bearing of N01° 44' 37"E and distance of 181.52 feet and back to the POINT-OF-BEGINNING of herein-described parcel of land, containing 1.001 acres, more or less, being subject to any and all encumbrances thereon and or of record; the above described

dimensions notwithstanding the final intent to describe a 1.001 acre parcel of land bounded by the monumented lines described above.

Included in the sale is all improvements of approximately 4,486 heated square feet of space with approximately 6,808 square feet of space under roof. All appliances are included, but contents will be removed.

The facility will be open for inspection on June 24, 2020 from 10:00 a.m. until 2:00 p.m. No other opportunities will be provided for inspection. Information on the site can be viewed at www.latech.edu/800alabama.htm

Minerals are reserved to the State in accordance with Section 4 of Article 11 of the Louisiana Constitution, 1994.

This sale is made without warranty to title.

The right to reject any and all bids is reserved.

Samuel G. Wallace
Associate Vice President for Administration and Facilities
Louisiana Tech University

Dates: 5-27, 6-3, 6-10