

For Sale

1910 First St., Jena, La. 71342



- Located just minutes from town, this approx. 1,644 sf home is situated on a nice corner lot of approx. 14,548 sf offering great rear yard access.
- The home amenities include covered carport at rear, family room, kitchen, 3-bedrooms and 2 full baths. See attached photos.
- Original hardwood floors throughout with gas fireplace.
- Central air and heat.
- Municipal water and sewer, no septic system to deal with!
- Offered at \$85,000.00. Call for tour of property today!

Contact Carmen McEntyre
at

The **ALCOR** Group for further information!

Office: 318 -521-6222 - Cell: 318-316-0410 - E-mail: Carmen@alcorgroup.com

Visit our website at www.alcorgroup.com for this and other available spaces.

The information contained herein has been obtained from sources believed to be reliable, but are subject to change, errors & omissions without liability of The ALCOR Group, Owners or their agent, and as such, should be independently verified by any prospective purchaser/lessee or their agent. This flier & drawing, or copies thereof, are to be used for the sole purpose of marketing the associated property under the marketing agreement between The **ALCOR** Group, Seller/Lessor or heir agent. These materials have been developed by The **ALCOR** Group at its expense and without compensation from anyone; they are and will remain property of The **ALCOR** Group. The copying or use of these materials by anyone for any other purpose is strictly prohibited under applicable laws, ethics, and regulations governing such issues.



Individual
Members

The **ALCOR** Group, LLC
Corporate Office - 4430 S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300

Website: www.alcorgroup.com
"A FULL SERVICE REAL ESTATE COMPANY"
Licensed by the Louisiana Real Estate Commission



Individual
Members



Family & Kitchen



Individual
Members

The **ALCOR** Group, LLC
Corporate Office - 4430 S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300
Website: www.alcorgroup.com
"A FULL SERVICE REAL ESTATE COMPANY"
Licensed by the Louisiana Real Estate Commission



Individual
Members

Family Room With Gas Fireplace



Individual
Members

The **ALCOR** Group, LLC
Corporate Office - 4430 S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300

Website: www.alcorgroup.com
"A FULL SERVICE REAL ESTATE COMPANY"
Licensed by the Louisiana Real Estate Commission



Individual
Members

Well Lit Bright Kitchen



Master Bedroom



Second Bedroom



Individual
Members

The **ALCOR** Group, LLC
Corporate Office - 4430 S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300

Website: www.alcorgroup.com
"A FULL SERVICE REAL ESTATE COMPANY"
Licensed by the Louisiana Real Estate Commission



Individual
Members



Covered Carport At Rear



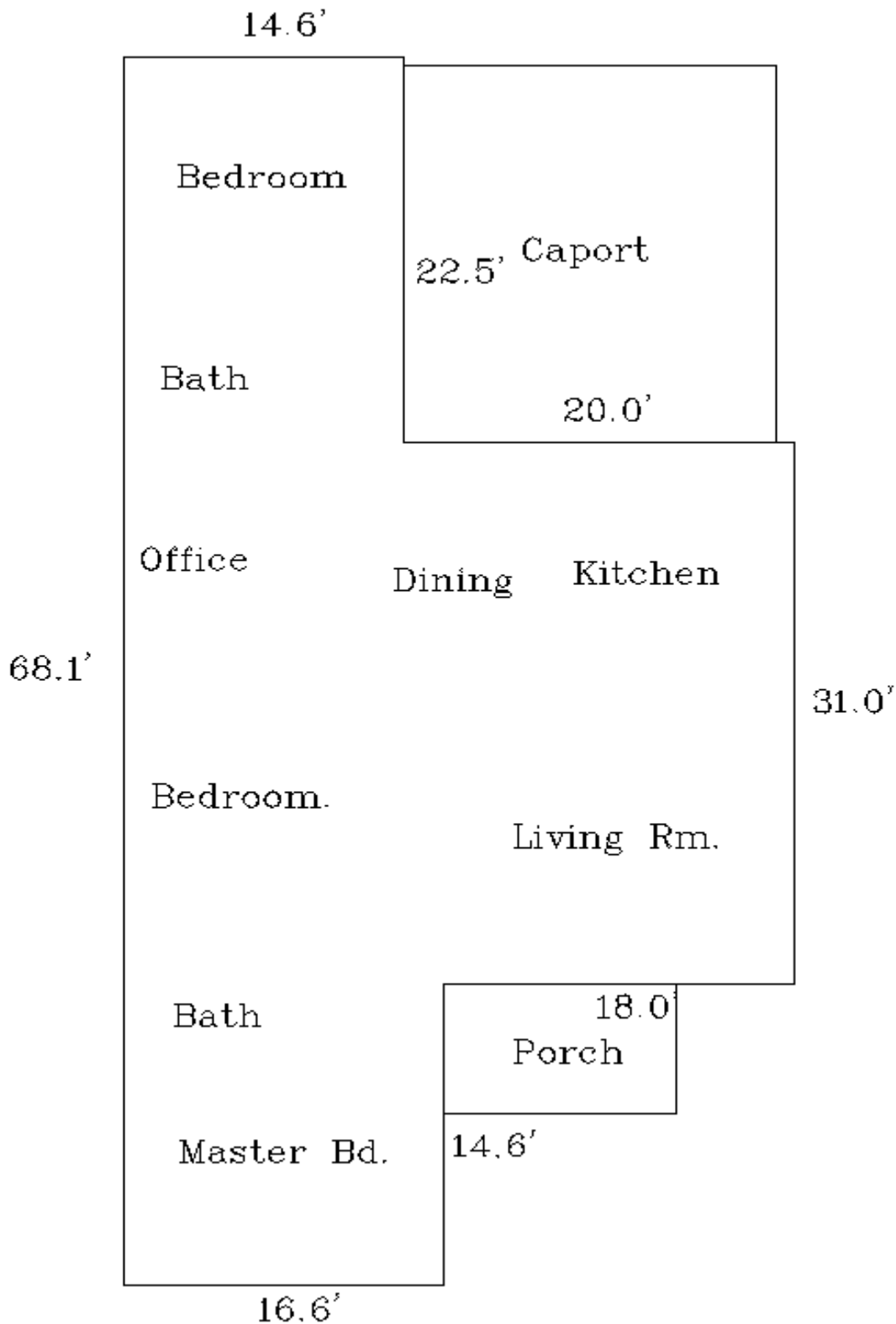
Individual
Members

The **ALCOR** Group, LLC
Corporate Office - 4430 S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300
Website: www.alcorgroup.com
"A FULL SERVICE REAL ESTATE COMPANY"
Licensed by the Louisiana Real Estate Commission



Individual
Members

Floor Plan



Individual
Members

The **ALCOR** Group, LLC
 Corporate Office - 4430 S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
 Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300
 Website: www.alcorgroup.com
"A FULL SERVICE REAL ESTATE COMPANY"
 Licensed by the Louisiana Real Estate Commission



Individual
Members



Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____
Title: _____
Date: _____
Licensee: _____
Date: _____

By: _____
Title: _____
Date: _____
Licensee: _____
Date: _____



AgencyForm Rev. 10/10



Individual
Members

The **ALCOR** Group, LLC
Corporate Office - 4430 S. I-10 Service Rd., W., Ste. 200, Metairie, LA. 70001
Voice: 504.887.2800 - Voice: 318.521.6222 - Fax: 504.889.1300

Website: www.alcorgroup.com
"A FULL SERVICE REAL ESTATE COMPANY"
Licensed by the Louisiana Real Estate Commission



Individual
Members