

FOR SALE, ±110ACRES

“Bahala Highlands”

A EXCEPTIONAL TIMBERLAND INVESTMENT PROPERTY

Superior-
Investment
Grade Timber
Property

Property Amenities

“The Bahala Highlands Tract” at 110± acres, is such a great timber investment property we urged the current owner not to sale it!

Over 91% of the properties acreage consist of a managed, 23 year-old genetically improved loblolly pine stand. The tract was first thinned in 2008, and is scheduled to be 2nd thinned in 2023, with a final harvest planned for 2030 providing near-term cash flows. The tract has electricity running along the abundant road frontage providing subdividing opportunities.

For the Sportsman, this property has a beautiful 5 acre hardwood bottom loaded with large mast bearing White Oaks, four separate openings totaling 1.6 acres that could be used as food plots, and it’s conveniently located just 4 miles from Lake Lincoln State Park.

If you are tired of looking a sub-par properties then this tract deserves your consideration. The savvy investor will realize that this one is a buy!



View of Investment Grade Pine Stand on the property

Pages 2 - Pictures, Flood & Soil Maps.
Page 3 - Tract & Timber Stands Map
Page 4 - Location Maps.

Just the Facts:
Sales Price: \$319,000.00
Tract Acreage: Deeded 110 ac, Mapped 109.5 ac, Taxed 110 ac.
Tract Location-
Legal: SE4 SW4 & S2 SE4 less 10ac on E side, S11, T8N, R9E, Lincoln County, MS
Address:
Lat: 31.6729395 N
Long: -90.267725 W
Paved Road Frontage: 5267’ on Gary Trail
Interior Roads: 3151 Dirt
Utilities-
Water: None
Electric: Magnolia EPA
Topography: Rolling Hills
Zoning: Rural, Timberland
Ad Valorem Taxes: 2016 - \$325.97
FEMA Flood Zone: No areas lie within flood zone A, the 100 year flood zone. MAP # 28085C0100D
History: Managed Timberland
Mineral Rights: Any owned

Streams: 900’

Soils: Symbol, Name, % Area, Lob. Site Index
DbB2, Dulac and Boswell soils 2-5%, 21.20%, 82.5
DbC2, Dulac and Boswell soils 5-8%, 34.90%, 82.5
Fa, Falaya silt loam, 0.90%, 90
Fm, Falaya silt loam, local alluvium, 8.30%, 90
GbE2, Guin and Boswell soils 12-17% eroded, 18.70%, 83
GbF2, Guin and Boswell soils 17-40% eroded, 16.10%, 83

Driving Directions: Starting at I-55/US-84 intersection, go East 3.8 mi. on US-84 E to County Farm Ln NE, turn left then turn right to stay on County Farm Ln NE and go 1.8 mi. Turn left onto Monticello St NE and go 0.4 mi. then turn right on Belt Line Dr NE and go 2.5mi. to Old Hwy 51 NE, turn right on Old Hwy 51 and go to 0.5mi to Heucks Retreat Rd and turn right. Follow Heucks Retreat Rd NE 9.6 mi to Gary Trail NE. Turn right onto Gary Trail NE and go 2.6 mi. to Tract.

Estimated Driving Times to Tract:
 New Orleans: 149mi, 2hr 36 min
 Baton Rouge: 136mi, 2hr 19 min
 Jackson: 56 mi, 1hr 6 min
 Hattiesburg: 81 mi, 1hr 30min

Species Available for Hunting:
 White-tailed Deer Wild Turkey
 Squirrel Rabbit

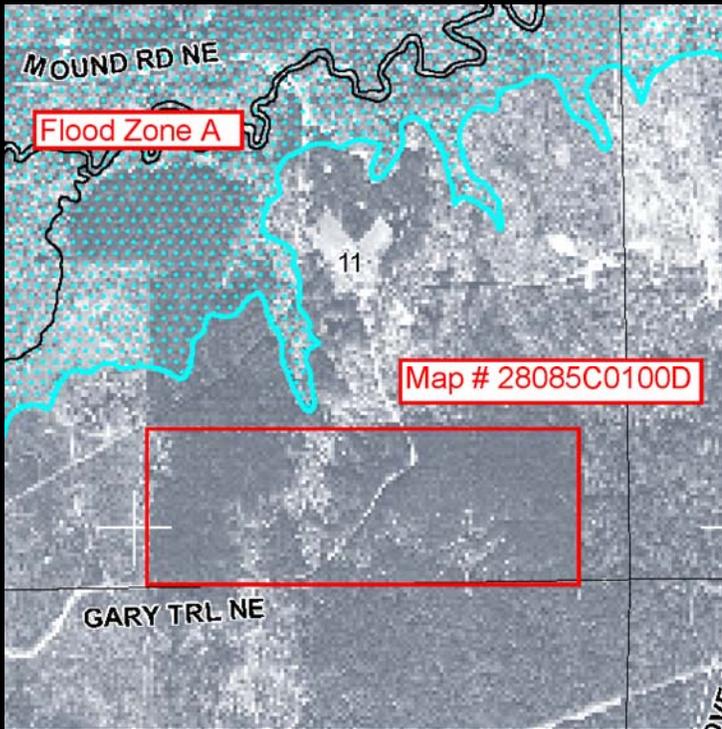
Owner Financing Available? No
Sub-dividable? No, Sold in it’s entirety.
How to view the property: You can schedule a site visit by contacting me at (O) 601.587.4446 or (M) 601.594.1564 to set up a time, OR if you would like to visit the site on your own we request that you fill out a Temporary Access Permit at (http://www.theforestpro.com/pdf/doc_1208180549.pdf) and fax it back to (601) 587-4406.

Timber: Stand#(Symbol)-Type-Acres-Age
 1 (PI2)-Pine Intermediate Med. Density-91.9 ac-23yrs (1994)
 2 (MI2)-Mixed Intermediate Med. Density-8.3 ac-23yrs (1994)
 3 (HS2)-Hardwood Sawtimber Med. Density-4.8ac. -60+yrs
 4 (ORO)-Open-4.5ac

Timber History - Planted 1994, 1st Thinned 6/08- 3,024 tons pulpwood removed.

| 1/8/2017 | Timber Cruise Volumes & Value | | |
|-------------------|-------------------------------|---------|------------------|
| Pine Pulpwood | 2,761 tons | \$10/tn | \$ 27,610 |
| Pine Chip-N-Saw | 4,868 tons | \$16/tn | \$ 77,888 |
| Pine Sawtimber | 396 tons | \$27/tn | \$ 10,692 |
| Hardwood Pulp | 342 tons | \$5/tn | \$ 1,710 |
| Hardwood Pallet | 131 tons | \$20/tn | \$ 2,620 |
| Red Oak Saw | 68 tons | \$38/tn | \$ 2,584 |
| White Oak Saw | 104 tons | \$35/tn | \$ 3,640 |
| Gum Saw | 60 tons | \$28/tn | \$ 1,680 |
| Yellow Poplar Saw | 17 tons | \$30/tn | \$ 510 |
| Misc Hardwd Saw | 30 tons | \$28/tn | \$ 840 |
| Total | 8,777 tons | | \$129,774 |

Supplemental Maps
FEMA Flood Zone Map



View of Creek Bottom



View along Gary Trail

Soils Map



View of Pine Stand



View of Pine Stand

Lincoln County, Mississippi (MS085)

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|-----------------------------------------------------------------------------|--------------|----------------|
| DbB2 | Dulac and Boswell soils, 2 to 5 percent slopes, eroded (kolin and lorman) | 23.2 | 21.2% |
| DbC2 | Dulac and Boswell soils, 5 to 8 percent slopes, eroded (kolin and lorman) | 38.2 | 34.9% |
| Fa | Falaya silt loam (oaklimer) | 1.0 | 0.9% |
| Fm | Falaya silt loam, local alluvium (oaklimer) | 9.1 | 8.3% |
| GbE2 | Guin and Boswell soils, 12 to 17 percent slopes, eroded (saffell, sweatman) | 20.5 | 18.7% |
| GbF2 | Guin and Boswell soils, 17 to 40 percent slopes, eroded (saffell, sweatman) | 17.6 | 16.1% |
| Totals for Area of Interest | | 109.5 | 100.0% |



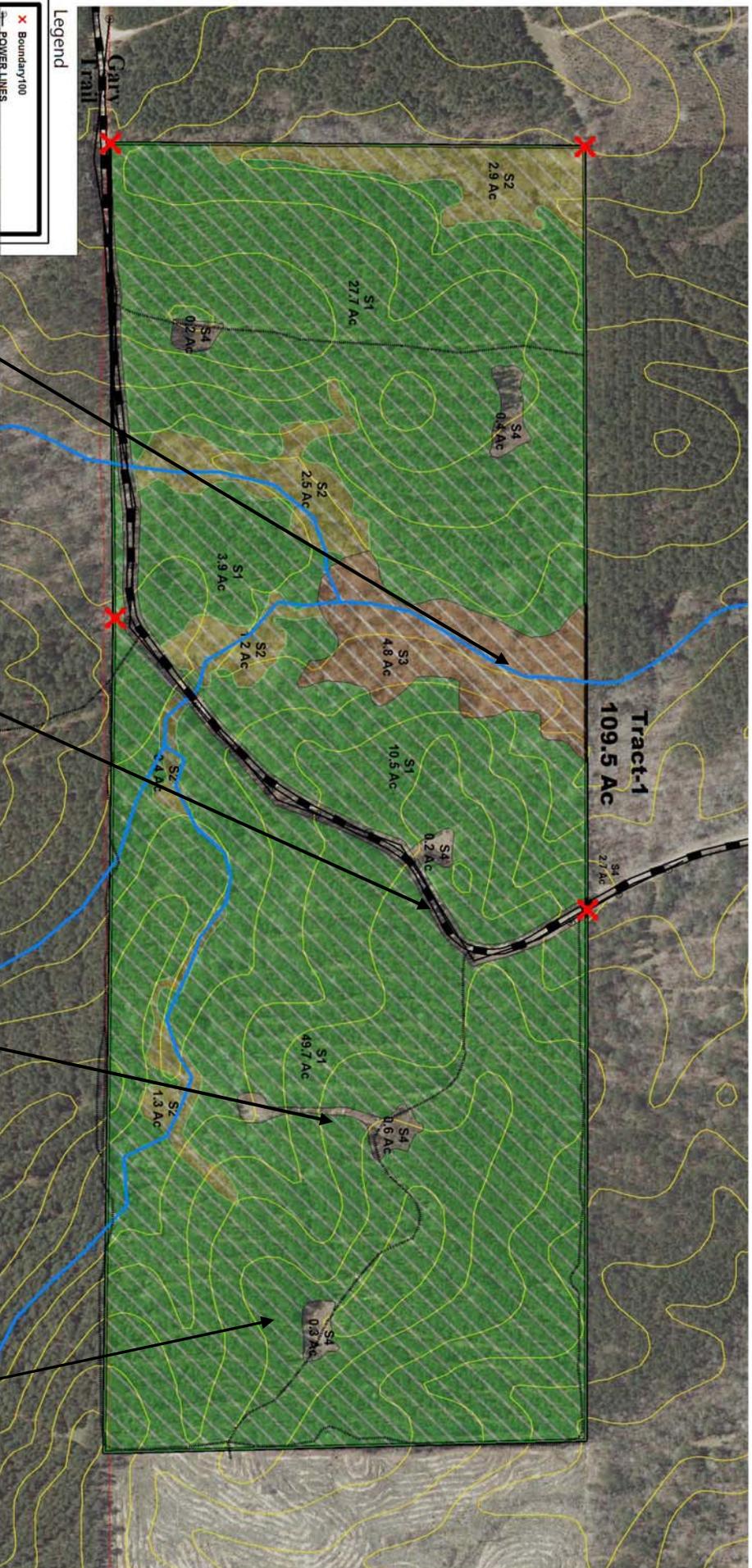
Deer Rub

Bahala Highlands Tract

Stand Map & 2013 Photo
 Section II, T8N, R9E
 Lincoln Co. MS



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Legend

- Boundary 100
- POWER LINES
- ROADS (by Type)
 - Unimproved
 - Woodland
- STREAMS
- STANDS
 - HS2
 - MI2
 - OR0
 - PI2
- TRACTS
 - contigs
 - pk85
 - 12IN_LINCOLN_MOSAIC_20-1_SID

Scale = 1 : 425.00 (In. Feet)



| DESCRIPTION | Stand # | Acreage | Total | Description |
|----------------|---------|---------|-------|-------------|
| HS2 | 3 | 4.8 | 4.8 | HS2 |
| MI2 | 2 | 8.3 | 8.3 | MI2 |
| OR0 | 4 | 4.5 | 4.5 | OR0 |
| PI2 | 1 | 91.9 | 91.9 | PI2 |
| Total Acreage: | | 109.5 | | |

03-10-2017



“WE KNOW TIMBERLAND”

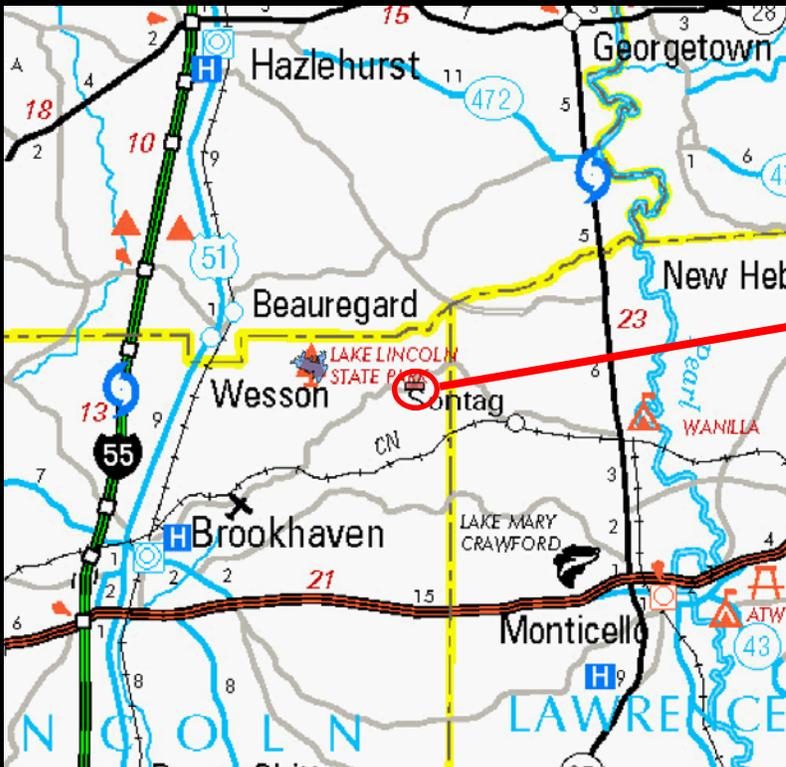
To view this property contact me.



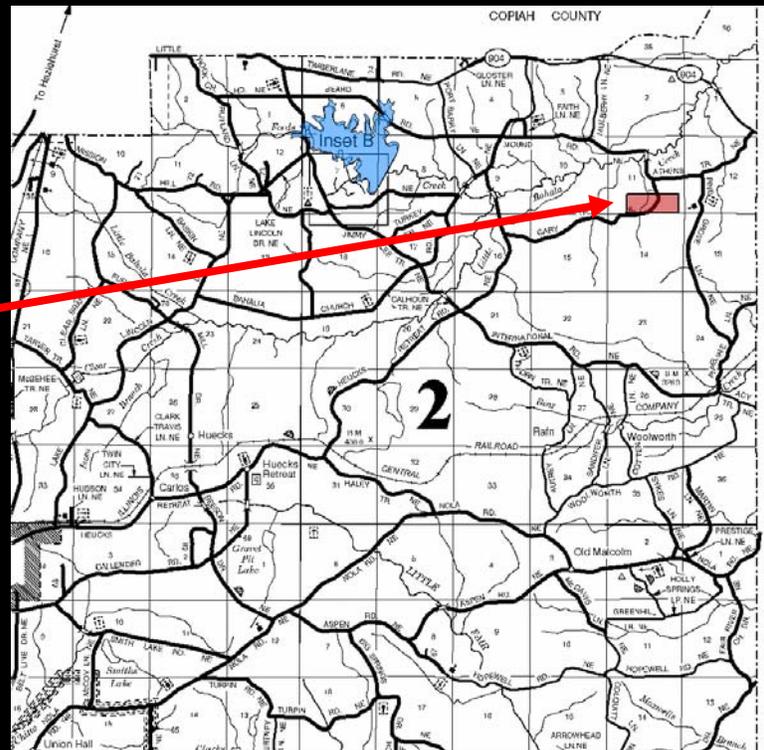
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Were on the Web!
[Wwww.timberlandsales.com](http://www.timberlandsales.com)

Mailing Address



Area Location Map



County Location Map

Disclaimer: Mark E. Dale is the exclusive agent for this transaction. Neither Seller, Timberland Sales LLC, or Forest Pro LLC nor their representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, timber volumes, or acreage. The map is included to show approximate dimensions of the property and is included only to assist the reader in visualizing the property.