



**FORESTRY
CONSULTANTS**

LAND FOR SALE

**167 Acres of
Investment & Recreational Timberland
In Hinds County, MS**

\$283,900
(\$1,700/ac)



- Great investment & recreational property
- 24 acres of mature well stocked 27 year old pine plantation
- overall timber value appraised at \$80,757.40
- 1/4 mile of blacktop road frontage
- maintained roads & trails throughout the property

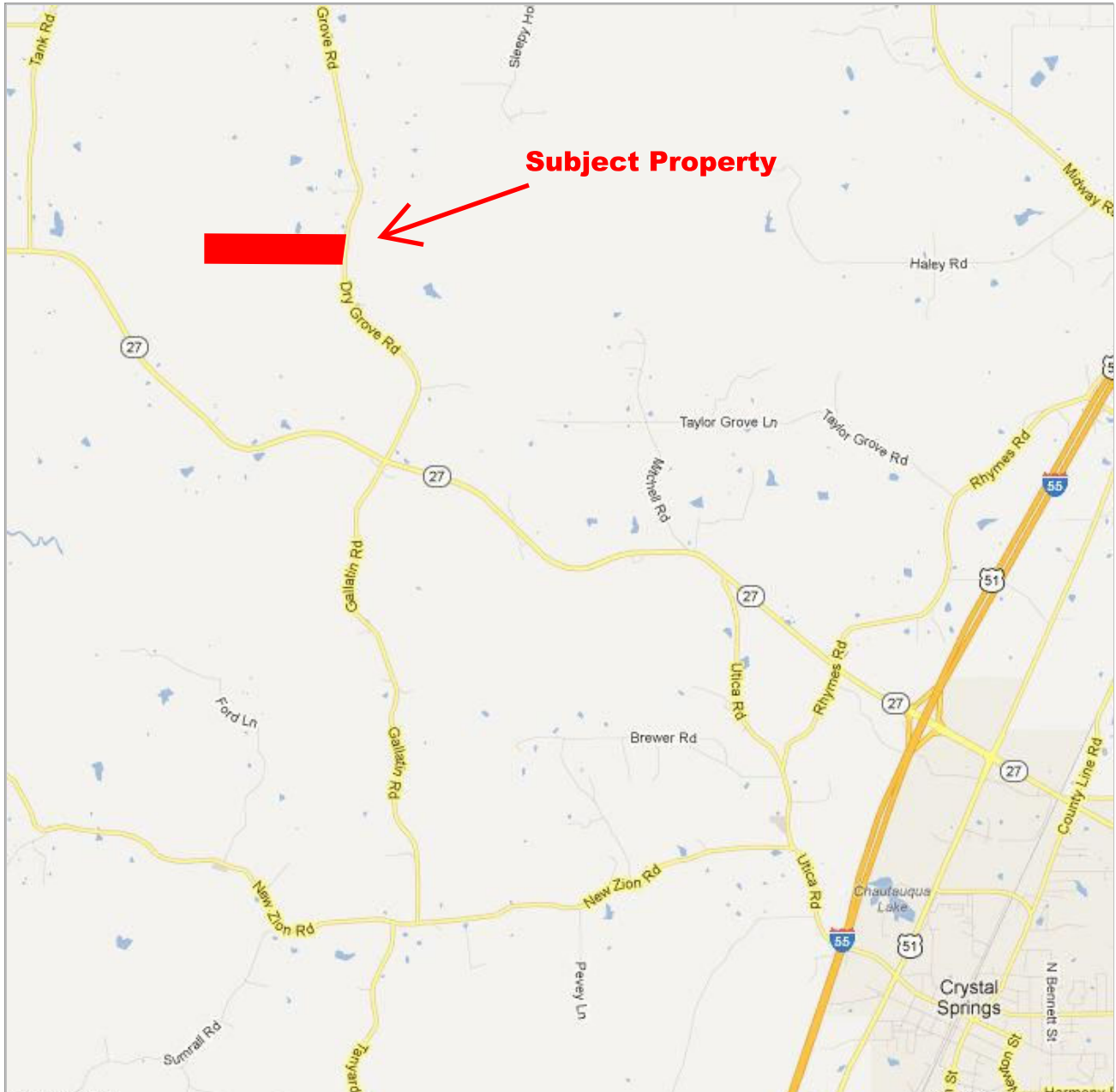


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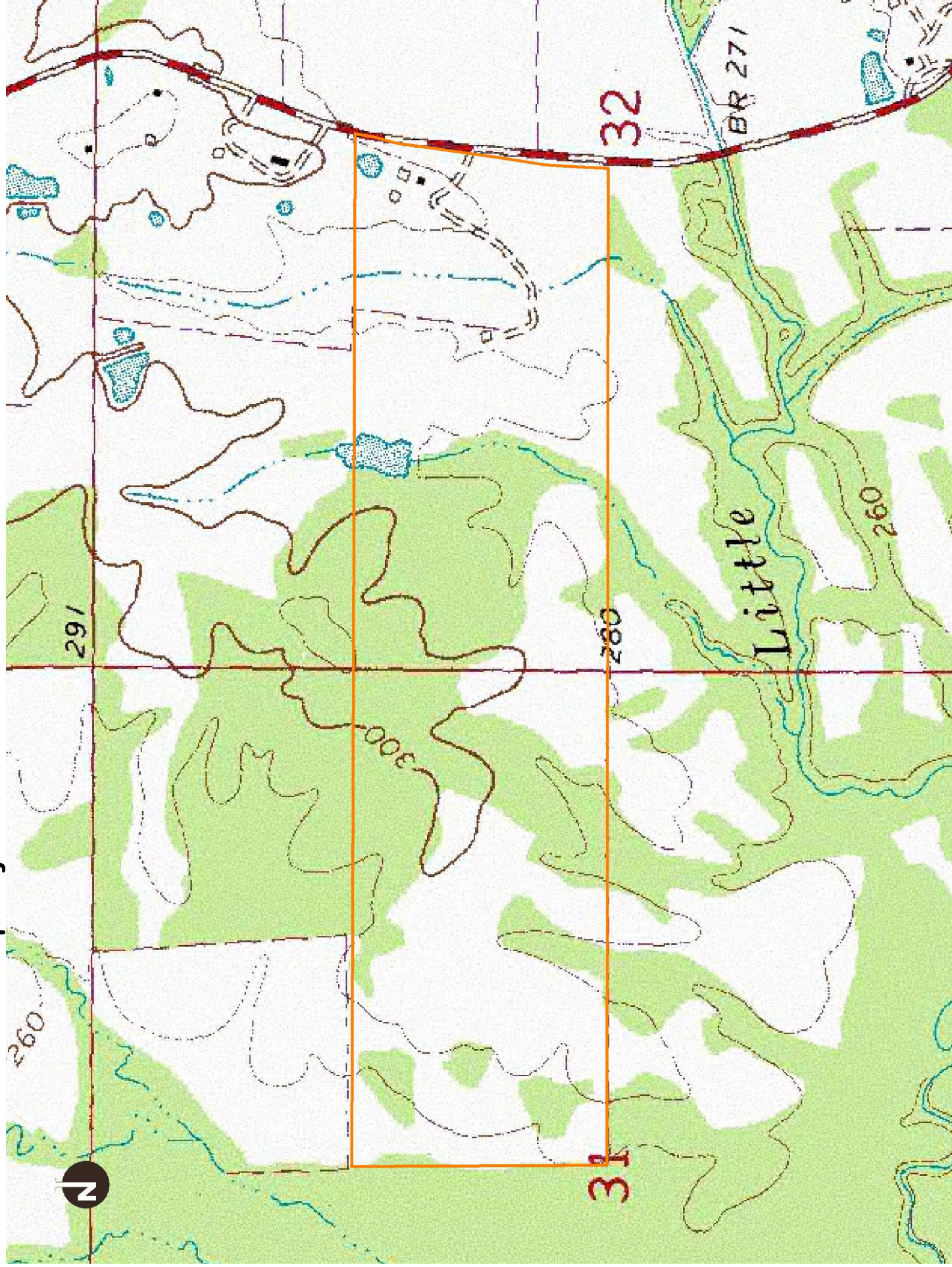
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Location Map

Tract Name: Johnson-Stewart







TIMBER APPRAISAL

STOCKING TABLE

(NUMBER OF TREES AND VOLUME BY DIAMETER CLASS)

DBH	PINE		RED OAK		GUM		MISC. HARDWOOD		TOTAL HARDWOOD	
	# TREES	VOLUME	# TREES	VOLUME	# TREES	VOLUME	# TREES	VOLUME	# TREES	VOLUME
14	1,480	139,560								
16	900	130,240	70	5,480	40	4,200	30	3,810	140	13,490
18	1,70	36,160	40	5,280	0	0	20	2,000	60	7,280
20	10	3,210	10	2,250	0	0	0	0	10	2,250
22	0	0	0	0	0	0	0	0	0	0
24	0	0	0	0	0	0	0	0	0	0
26	0	0	0	0	0	0	0	0	0	0
28	0	0	0	0	0	0	0	0	0	0
30	0	0	0	0	0	0	0	0	0	0
32	0	0	0	0	0	0	0	0	0	0
34	0	0	0	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0	0	0	0
40+	0	0	0	0	0	0	0	0	0	0
T	1,767	309,270	120	13,010	40	4,200	50	5,810	210	23,020

DBH	PINE		PINE		HARDWOOD	
	# TREES	VOLUME	# TREES	VOLUME	# TREES	VOLUME
6						
8	1,820	181.4	3,090	286.8		
10	2,650	528.5	2,090	336.7		
12	1,650	556.6	1,160	318.7		
14	930	470.9	500	211.4		
16	250	188.7	230	147.6		
16+	0	0.0	10	9.6		
T	1,740	1,090.5	7,310	1,935.7	30	25.8

VALUATION

PRODUCT	VOLUME	PRICE PER UNIT	VALUE
PINE SAWTIMBER	309,270 MBF	\$150 / MBF	= \$46,390.50
PINE CHIP-N-SAW	1090.5 TONS	\$10 / TON	= \$10,905.00
HARDWOOD SAWTIMBER	23,020 MBF	\$200 / MBF	= \$4,604.00
PINE PULPWOOD	1935.7 TONS	\$7 / TON	= \$13,549.90
HARDWOOD PULPWOOD	1327.0 TONS	\$4 / TON	= \$5,308.00
TOTAL TIMBER VALUE:			\$80,757.40