

**WELCOME TO DEER
HEAVEN!**

FOR SALE, ±387ACRES

Cammack Lake

AN OUTSTANDING RECREATION AND FARM LAND PROPERTY

Property Amenities

"The Cammack Lake Tract" at 387.5± acres, will make you feel like you're in the Mississippi Delta. It consist of wide open agricultural fields intersected by hardwood filled drains and bottomland. This offering has been family owned for several generations and has been subject to very light hunting pressure for the past several years. Deer, hogs, turkey, ducks, dove; you name the game and we've seen it on this property.

This habitat is made to order for growing large white-tails. There are 148 acres of agricultural fields that in the past have been planted in corn or soybeans (the current farmer would like to continue with the new owner) which is known to grow them large. The fields are surrounded 150 acres of hardwoods. This is deer heaven!

For the fisherman, located in the center of the property is the private 26 acre oxbow, Cammack-Young lake. Additionally, there is another 1.5 acre oxbow and over 4500' of frontage on the Pearl River. There's a boat ramp on the lake or launch your vessel off the sand bar into the river.

For the duck hunter there are over 33 acres of water in five different locations to set up multiple duck blinds. We encountered wood ducks and teal during our inspec-

tion. There are also alligator hunting possibilities as the property has enough wetland acreage for private gator permits.

Other recreational opportunities include camping and ATV riding on the properties trails or on the large white sand-bars along the river. This is truly a property that can be enjoyed year round.



View of the Pearl River

*A chance to own
property on a private
oxbow lake and frontage
on the Pearl River.*

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$1,007,500.00

Tract Acreage: Mapped-387.5 ±, Deeded & Taxed-416

Tract Location-

Legal: NE4 of SE4, Fractional NE4, & PT of W2, S32, T8N, R11E, Lawrence County, MS

Address: 145 Oma-Sugar Farm Rd. Monticello, MS 39654

Lat: 31°44' 09.2" N

Long: 90°07' 55.2" W

Paved Road Frontage: 2935'

Interior Roads: 1.4 miles-Dirt

Utilities-

Water: Sontag-Wanilla Water As.

Electric: Southern Pine EPA

Topography: Level with Terraces

Zoning: Rural, Timberland

Ad Valorem Taxes: 2016 - \$1,572.41

FEMA Flood Zone: Portions lie within flood zone AE, the 100 year flood zone. MAP # 28077C0100C & 28077C0125C

History: Timberland/Farmland

Mineral Rights: None, Reserved

Streams: Pearl River-4523' frontage

Soils: Name, % Area, Site Index

Alaga Loamy Sand, **2.2%**, 80

Cahaba Sandy Loam, **11.4%**, 90

Jena soils, **22.5%**, 98

Paden Silt Loam, **2.2%**, 80

Rosebloom Silt Loam, **13.2%**, 95

Velda Silt Loam, **36.2%**, 98

Vanilla Silt Loam, **6.2%**, 90

Water, **6.2%**

Driving Directions: From Hwy 27/ Hwy 84 interchange, drive North on Hwy 27, 8.96 miles to Oma-Sugar Farm Rd. Turn East (↻) on Oma-Sugar Farm Rd and go 1.02 miles to tract.

Estimated Driving Times to Tract:

New Orleans: 162 mi, 2hr 37 min

Baton Rouge: 151 mi, 2hr 28 min

Jackson: 50.5 mi, 59 min

Hattiesburg: 77.6 mi, 1hr 26 min

Species Available for Hunting:

White-tailed Deer Wild Turkey

Squirrel Rabbit

Ducks Dove

Alligator

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? None Available

Sub-dividable? No

How to view the property: By appointment only during hunting seasons between 10am-2pm.

Timber: Type-Acres-Age

Hardwood Intermediate Med. Density-151.7 ac.-~20-100yrs

Pine Pulpwood High Density-2 1.5 ac.-22yrs

Mixed Pulpwood Med. Density- 73.0 ac.-22yrs

Mixed Pulpwood Low Density- 7.9 ac.-22yrs

Hardwood Sawtimber Very High Density-10.7 ac. -100yrs+

Mixed Regeneration Zero Density- 1.2 ac.- 0yrs

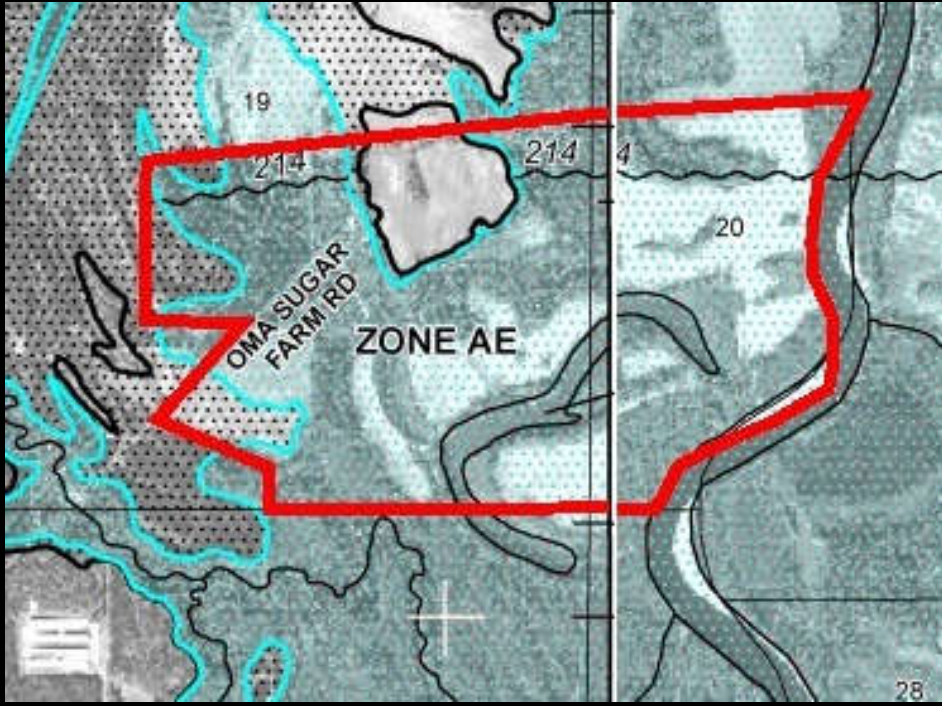
Open- Ag Fields-147.9 ac., Sand Bars-4.3 ac

Water- 22.4 ac

2017 Timber Cruise Volumes & Value @5yr avg. price

Pine Pulpwood	2,133.1tons	\$ 9.62	\$20,520.42
Pine Chip-N-Saw	582.8 tons	\$17.23	\$10,041.64
Pine Sawtimber	254.2 tons	\$29.09	\$ 7,394.68
Hardwood Pulp	5,915.8 tons	\$7.25	\$42,889.55
Hard Pallet	420.3 tons	\$22.34	\$ 9,389.50
Red Oak Saw	330.8 tons	\$32.18	\$10,645.14
White Oak Saw	136.3 tons	\$28.51	\$ 3,885.91
Misc Hard Saw	1,949.5 tons	\$27.16	\$52,948.21
Cypress Saw	872.4 tons	\$27.16	\$23,694.38
Cypress Pulp	224.2 tons	\$2.00	\$ 448.40
Total	12,819.4 tons		\$181,858.06

Supplemental Maps
FEMA Flood Zone Map

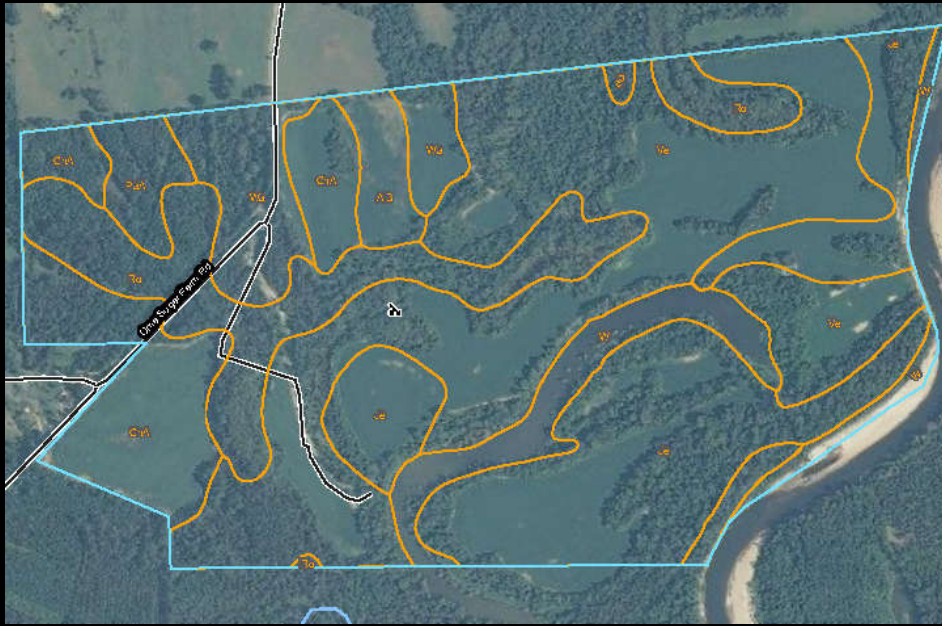


View of Ag Field



Open Harwood Bottoms

Soils Map



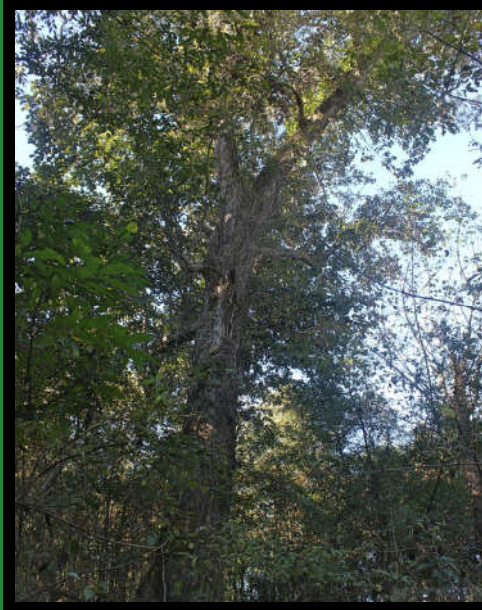
Cammack Lake



Duck Slew



View along Sugar Farm Rd.



**Massive 50' Swamp Chestnut
Oak**



“EVERYTHING TIMBERLAND”



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Were on the Web!
www.theforestpro.com
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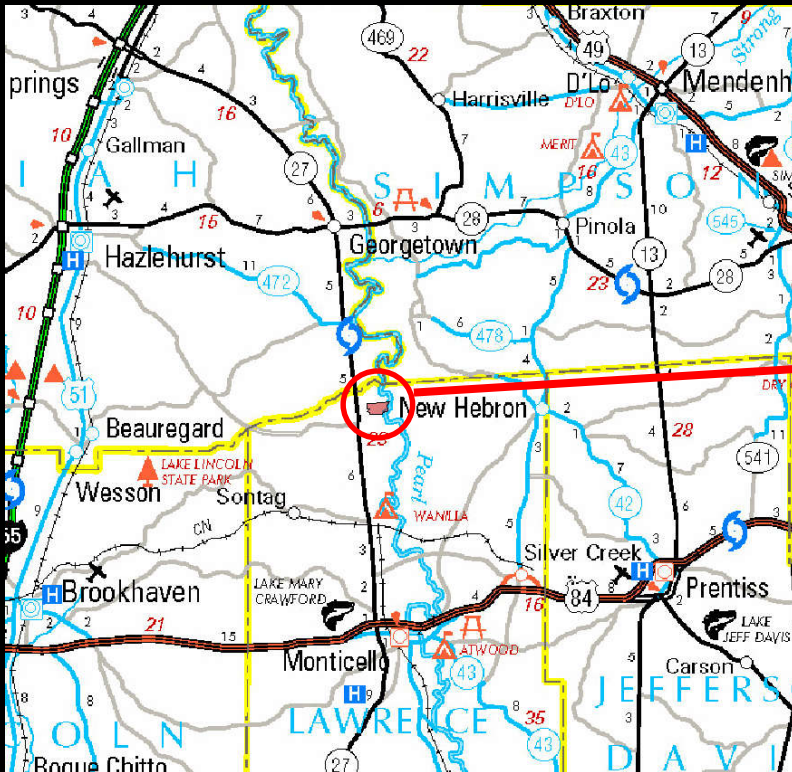
Mailing Address Line 1

Mailing Address Line 2

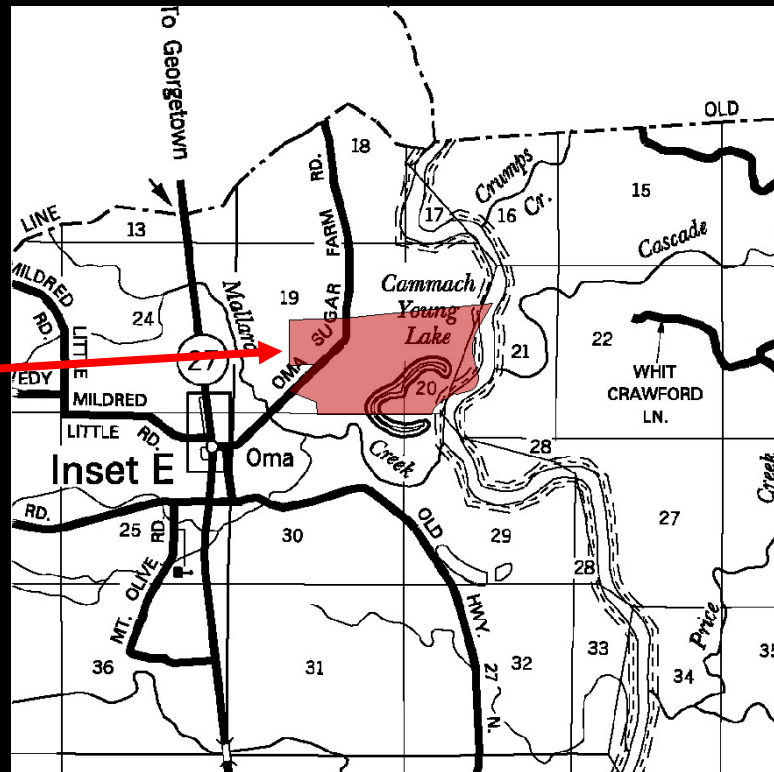
Mailing Address Line 3

Mailing Address Line 4

Mailing Address Line 5



Area Location Map



County Location Map

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