

# FOR SALE, ±67ACRES

## “White Sand Creek Tract”

### A RECREATION AND TIMBERLAND PROPERTY

*A chance to own land  
on Lawrence  
County's most beautiful  
creek.*

#### Property Amenities

On rare occasion, we get the opportunity to list a true gem of a property. The White Sand Creek Tract at ±67 acres is just that. The property is bounded by White Sand creek on the north side and by White Sands Creek & the Pearl River on the south side. You could launch a canoe on the north side of your own property, float down the creek 1.7 miles, and take it out on the south end of your property. There's no need to go to the crowded beaches of Florida in the summer because the owner of this property will have a private, 2.6 acre white sand beach on the Pearl River of their own to enjoy. There's also an ATV trail from river road to the sand bar. Hunters will enjoy the massive, mast-producing Oaks on the property and abundant populations of Deer, Wild Boar, and Turkey. Fishermen have the opportunity to

fish for bass in the creek in the morning and run trot lines on the Pearl River in the evening.

People wanting to build on a secluded property that they can enjoy year-round should not overlook this property.



White Sands Creek

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

#### Just the Facts:

**Sales Price:** \$194,300 or \$2900/ac

**Tract Acreage:** Deeded 76 ac, Mapped 67.2 ac, Taxed 64 ac.

#### Tract Location-

**Legal:** E2 SW4, W2 SE4, S20, T2N, R17W, Pearl River County, MS + 35' Easement

**Address:** 1106-1182 River Road, Oakvale, MS 39656

**Lat:** 31.4488323 N

**Long:** -90.005400 W

**Paved Road Frontage:** 482' on River Road

**Interior Roads:** 5386' Dirt

#### Utilities-

**Water:** Lily Rose Water Ass.

**Electric:** Pearl River Valley EPA

**Topography:** Level w/Terraces

**Zoning:** Rural, Timberland

**Ad Valorem Taxes:** 2016 - \$226.00

**FEMA Flood Zone:** Property lies within flood zone A, the 100 year flood zone. MAP # 28077C0275C

**History:** Timberland

**Mineral Rights:** Any owned

**Streams:** White Sand Creek & Pearl River

**Soils:** **Symbol, Name, % Area, Lob. Site Index**

**A1B, Alaga loamy sand 0-5%, 23.8%, 80**

**ChA, Cahaba Sandy Loam O.F.\* 0-2%, 15.4%, 87**

**Je, Jena Fine Sandy Loam O.F.\* 0-2%, 11.9%, 100**

**Jn, Jena Soils F.F.\*\*, 20.6%, 100**

**Nu, Nugent soils F.F.\*\*, 5.7%, 90**

**PaA, Paden silt loam 0-2%, 1.1%, 75**

**PrB, Providence silt loam 2-5%, 4.1%, 87**

**Ro, Rosebloom silt loam F.F.\*\*, 9.6%, 95**

**W, Water, 7.8%,**

\*O.F.=occasionally flooded

\*\*F.F.=frequently flooded

**Driving Directions:** From Hwy 84/ Hwy 43A

interchange (Silver Creek), go South on Hwy 43A for 5.62 miles, Hwy 43A becomes Hwy 43 then go 1.37 miles, Turn Right on River Road, then go 4.59 miles to tract on both side so of River Road.

**Estimated Driving Times to Tract:**

New Orleans: 125 mi, 2hr 30 min

Baton Rouge: 153mi, 2hr 29 min

Jackson: 75 mi, 1hr 28 min

Hattiesburg: 55 mi, 1hr 21min

**Owner Financing Available?** No

**Sub-dividable?** No, Sold in it's entirety.

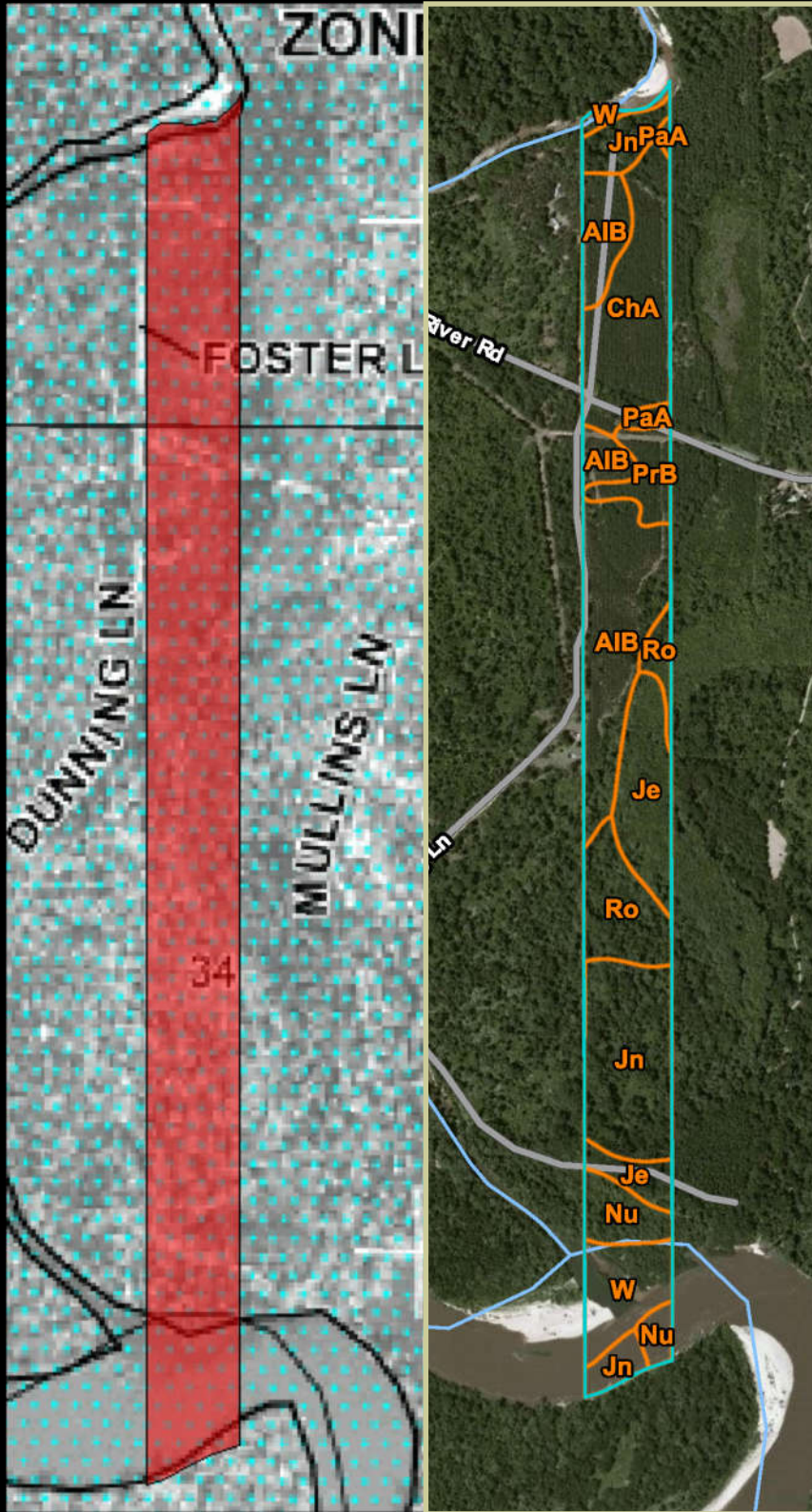
**How to view the property:** You can schedule a site visit by contacting me at (O) 601.587.4446 or (M) 601.594.1564 to set up a time, OR if you would like to visit the site on your own we request that you fill out a Temporary Access Permit at (<http://www.theforestpro.com/wp-content/uploads/2017/09/Temporary-Access-License.pdf>) and fax it back to (601) 587-4406.

**Timber:** Stand# (Symbol)-Type-Acres-Age

- 1 (PP2)-Pine Pulpwood Med. Density-**22.5 ac**-18yrs (2000)
- 2 (HS2)-Hardwood Sawtimber Med. Density-**22.2 ac**.-50+yrs
- 3 (MS2)-Mixed Sawtimber Med. Density-**4.1 ac**.-50+yrs
- 4 (PI3)-Pine Intermediate High Density-**0.4 ac**.- 35yrs (1983)
- 5 (HI2)-Hardwood Intermediate Med. Density-**4.1 ac**.-50+yrs
- 6 (HP2)-Hardwood Pulpwood Med. Density-**2.4 ac**.-50+yrs
- 7 (HS2w)-Hardwood Sawtimber Med. Density wet-**4.9 ac**.-50+yrs
- 8 (HR2)-Hardwood Regeneration Med. Density-**0.9 ac**.-50+yrs
- 9 (H2O)-Water-**3.0 ac**
- 10 (OR0)-Open-**4.1 ac**
- 11 (ROW)-Right-of-way- **0.7ac**

**Timber Cruise Volumes & Value (Not Available at this time)**

**Items of note:** There are two access easements that cross this property in favor of the property adjoining it on the east side. There is also a hunting & fishing reservation in a prior deed, but it is unknown whether the reservation is valid.



*View along River Road*



*Electric Power & Pine Stand*



*Large Hardwoods*



*Sand bar on Pearl River*



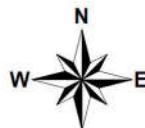
*Mouth of White Sand Creek*



*White Sands Creek*

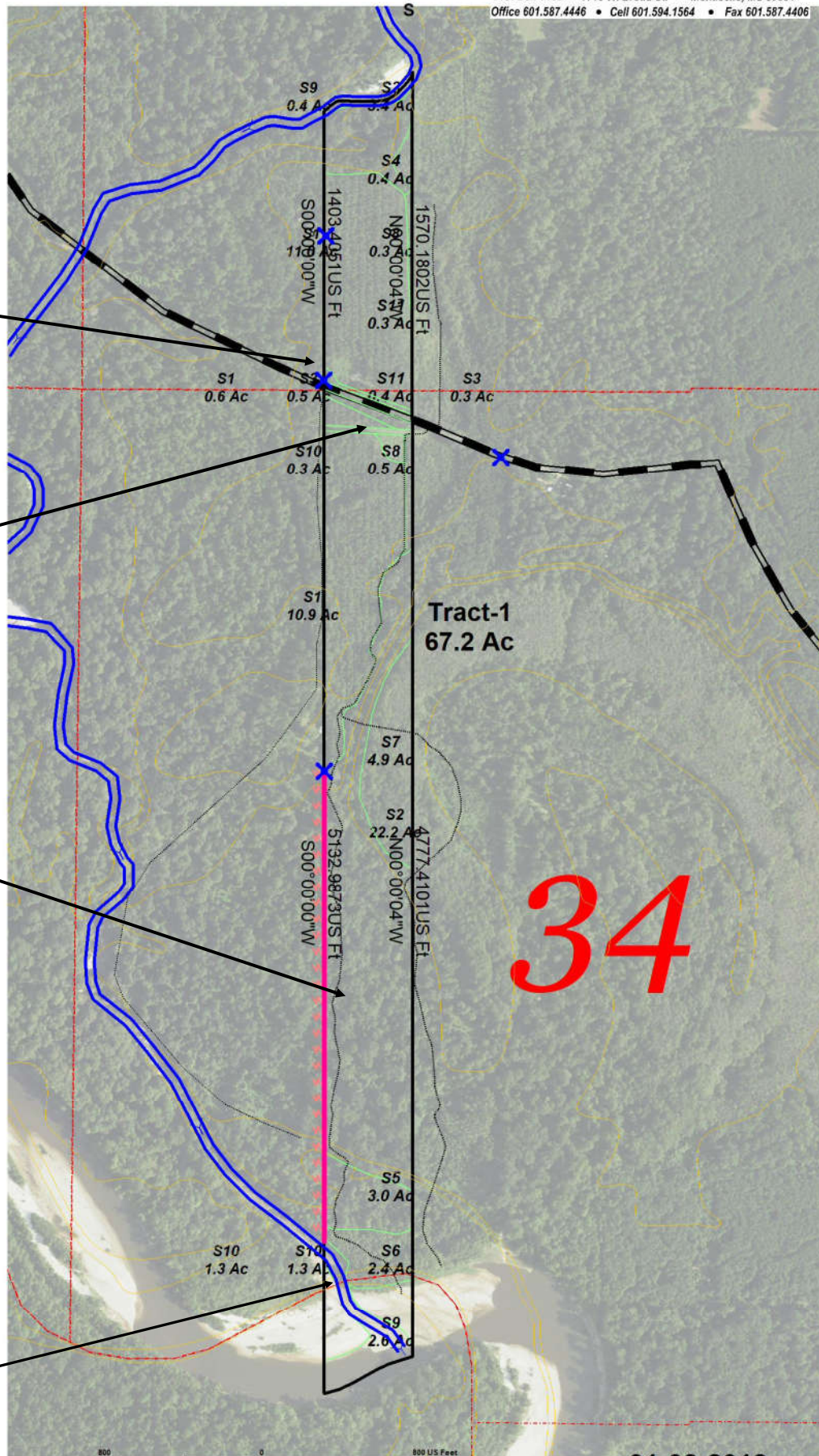
# Mouth of Whitesands Tract

2016 Aerial Photo Map  
 Section 27 & 34, T6N, R20W  
 Lawrence Co. MS



**FOREST PRO L.L.C.**  
 TIMBER & LAND MANAGEMENT COMPANY  
 FORESTRY | REAL ESTATE | APPRAISALS  
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654  
 Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406

Stand #	Acreage	Description
1	22.5	PP2
2	22.2	HS2
3	4.1	MS2
4	0.4	PI3
5	3.0	HI2
6	2.4	HP2
7	4.9	HS3w
8	0.9	HR2
9	3.0	H2O
10	2.9	OR0
11	0.7	ROW
Total Acreage: 67.2		



## Legend

- Pins
- boundary100
- PinkFlagging
- ROADS
- STREAMS
- cont77
- TRACTS
- 1
- STANDS
- ccto77(by CLASS)
- 6
- 7
- 8
- pls77
- LAWRENCE16.SID

Scale = 1 : 800.00 (In : US Feet)

01-08-2018



*"WE KNOW TIMBERLAND"*

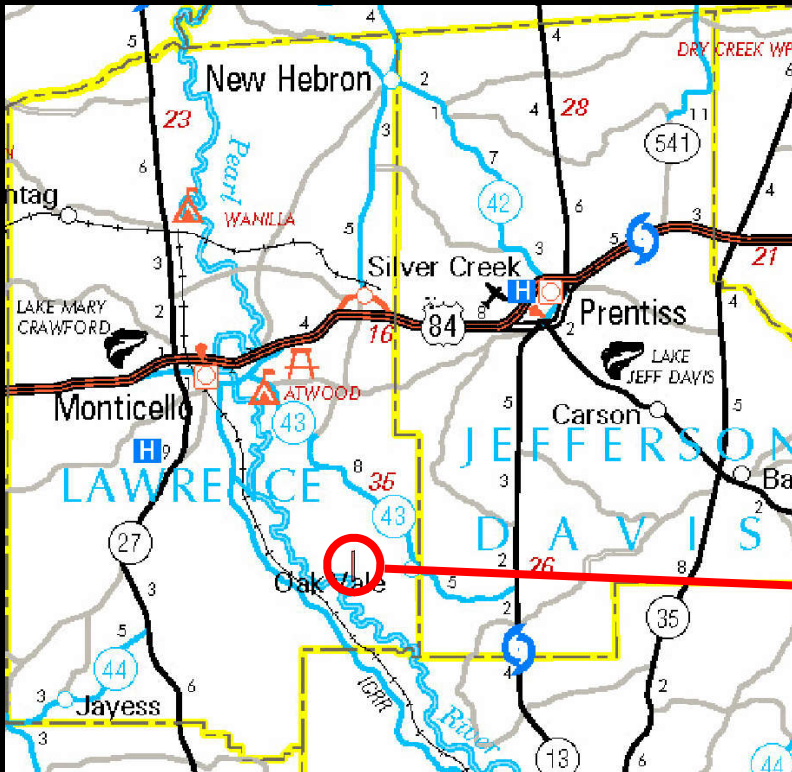
To view this property contact me.



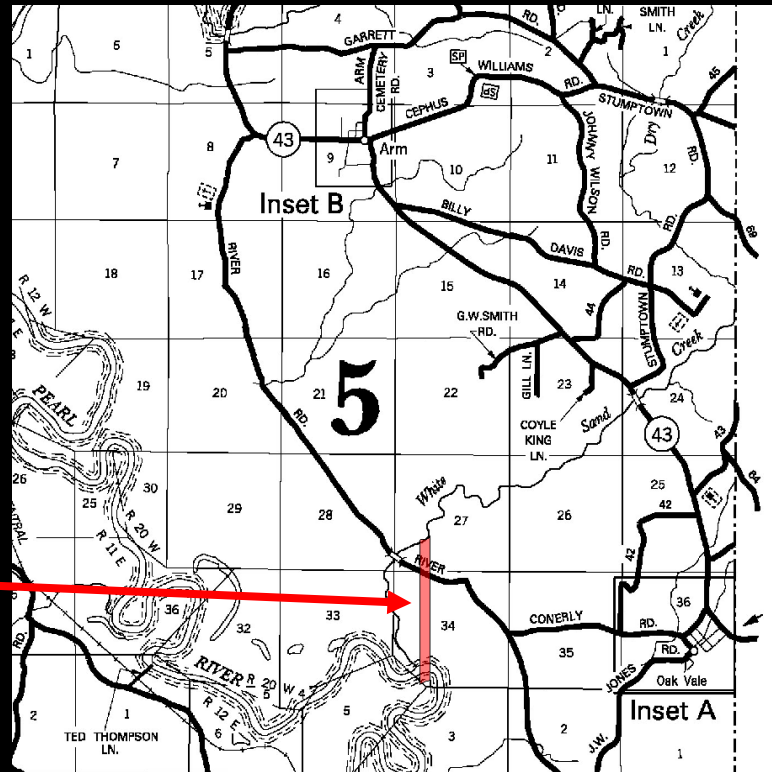
**Mark E. Dale**  
 Forester/Broker/Appraiser  
 P.O. Box 1452  
 1710 W. Broad Street  
 Monticello, MS 39654  
 Email: [theforestpro@bellsouth.net](mailto:theforestpro@bellsouth.net)  
 Cell: 601.594.1564  
 Office 601.587.4446  
 Fax: 601.587.4406

Mailing Address

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



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.*