

FOR SALE, ±121 ACRES

“Woolworth Road Tract”

A RECREATION AND TIMBERLAND PROPERTY

*A chance to own
property in the beautiful
Lincoln County.*

Property Amenities

The “Woolworth Road Tract” comprises a total of 121 acres. The property features public road frontage, access to electric utilities, rolling topography, and a small creek. There is a large amount of investment grade pine timber on this property and it is estimated to be 20 years old.

To learn more about this property read the following pages in this brochure or contact us for details.

Recreation

Large tracts of timberland surround this property which make for excellent hunting opportunities. Whitetail Deer and Wild Turkey abound on this property. With a little commitment, the Woolworth Road Tract could be transformed into great hunting destination.



View of Creek on the property

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$266,200

Tract Acreage:

Deeded 120 ac±

GPS Mapped 121.9 ac±,

Taxed 120

Tract Location-

Legal: SE 1/4 of SE 1/4 and the NE 1/4 of SE 1/4 in Section 34, Township 8 North, Range 9 East; and SW 1/4 of SW 1/4 of Section 35, Township 8 North, Range 9 East

Address: Woolworth Rd. NE, Brookhaven, MS 39601

Lat: 31.6198156

Long: -90.281506

Public Road Frontage: 610'

Interior Roads: 1.5 miles Dirt/Gravel

Utilities-

Water: Lincoln Co Rural Water As.

Electric: Entergy

Topography: Rolling Hills

Zoning: Rural, Timberland

Ad Valorem Taxes: 2017 - \$453.99

FEMA Flood Zone: None of the

property is within flood zone A, the 100 year flood zone. Map FM28085C0225D.

History: Timberland

Mineral Rights: Any owned

Streams: Prong/Bear Creek, 1056' frontage

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

FM, Falaya Silt Loam, 13.7%, 90

GbF, Guin & Boswell soils 17-40%, 78.8%, 83

GbF2, Guin & Boswell eroded 17-40%, 0.4%, 83

GgF, Guin gravelly sandy loam 17-40%, 1.1%, 83

OaB2, Ora silt loam 2-5%, 0.9%, 87

OaC, Ora silt loam 5-8%, 4.1%, 87

OaC2, Ora silt loam eroded 5-8%, 0.9%, 87

Driving Directions: From I-55 Exit #40, East on Brookway Blvd go 1.52 mi. Slight right turn on W. Monticello St go 2.48 mi. Turn left onto Nola Rd go 8.16 mi. Turn left on Woolworth Rd go 0.96 mi to Tract on south side of Road.

Estimated Driving Times to Tract:

New Orleans: 136 mi, 2hr 50 min

Baton Rouge: 111 mi, 2hr 22 min

Jackson: 67 mi, 1hr 21min

Hattiesburg: 71 mi, 1hr 30 min

Species Available for Hunting:

White-tailed Deer Wild Turkey

Squirrel Rabbit

Medium of Exchange: Cash and occupancy on closing.

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 (PP3)-Pine Pulpwood High Density-60.9 ac-20yrs (1998)

2 (PP2)-Pine Pulpwood Med. Density-45.8 ac.-20yrs (1998)

3 (PI2)-Pine Intermediate Med. Density-5.6 ac.-20yrs (1998)

4 (HI2)-Hardwood Intermediate Med. Density-5.3 ac.-57yrs (1961)

5 (OR0)-Open/Food Plots-3.8 ac -0yr

6 (ROW)-Right-of-Way-0.6 ac -0yr

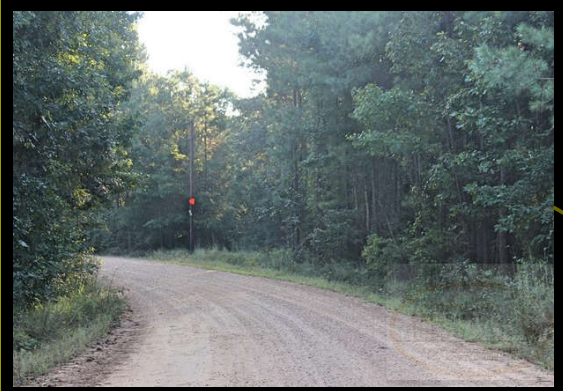
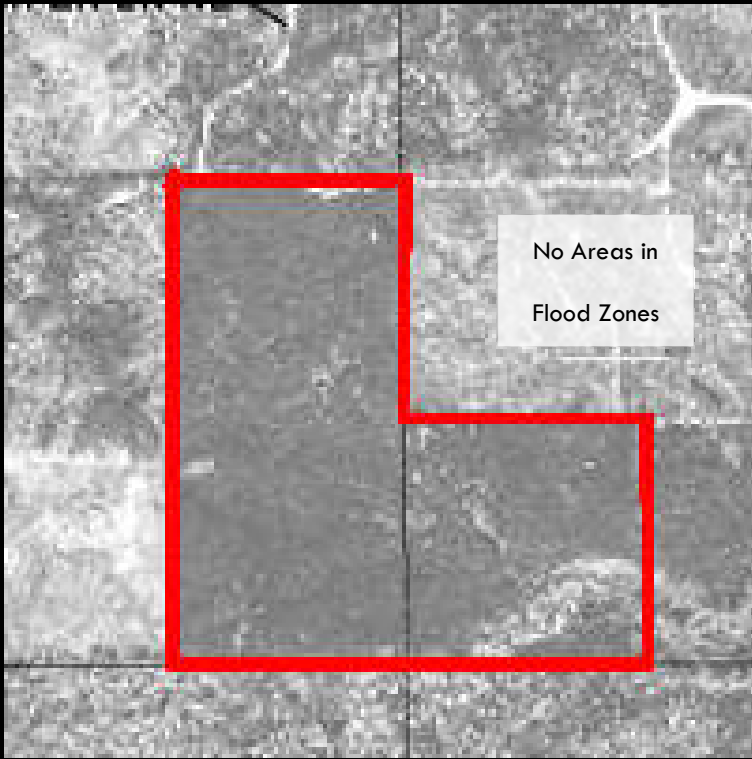
9/4/2017 Timber Cruise Volumes in Tons & Value @ 5yr avg. price

Pine Pulpwood	6,627.4	\$ 8.72/tn	\$57,791
Pine Chip-N-Saw	2,091.7	\$16.83/tn	\$35,203
Pine Sawtimber	163.0	\$28.42/tn	\$ 4,632

Hardwood Pulp	308.1	\$ 7.23/tn	\$ 2,228
Hardwood Pallet	34.6	\$22.30/tn	\$ 772
Red Oak Saw	30.2	\$36.84/tn	\$ 1,113
White Oak Saw	8.6	\$33.60/tn	\$ 289
Yellow Poplar Saw	38.2	\$35.06/tn	\$ 1,339
Misc. Hardwd Saw	30.8	\$33.28/tn	\$ 1,025

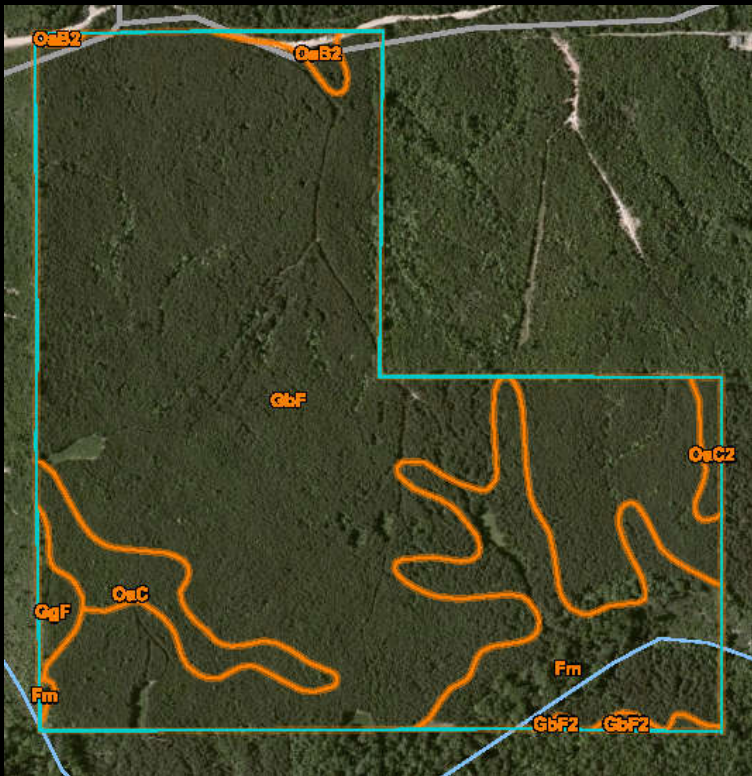
Total	9,332.6 tons		\$104,392
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Supplemental Maps
FEMA Flood Zone Map



View of Entrance

Soils Map



View of Pine Timber



View of Food Plot



View of Creek



Property Entrance



View of Pine Timber

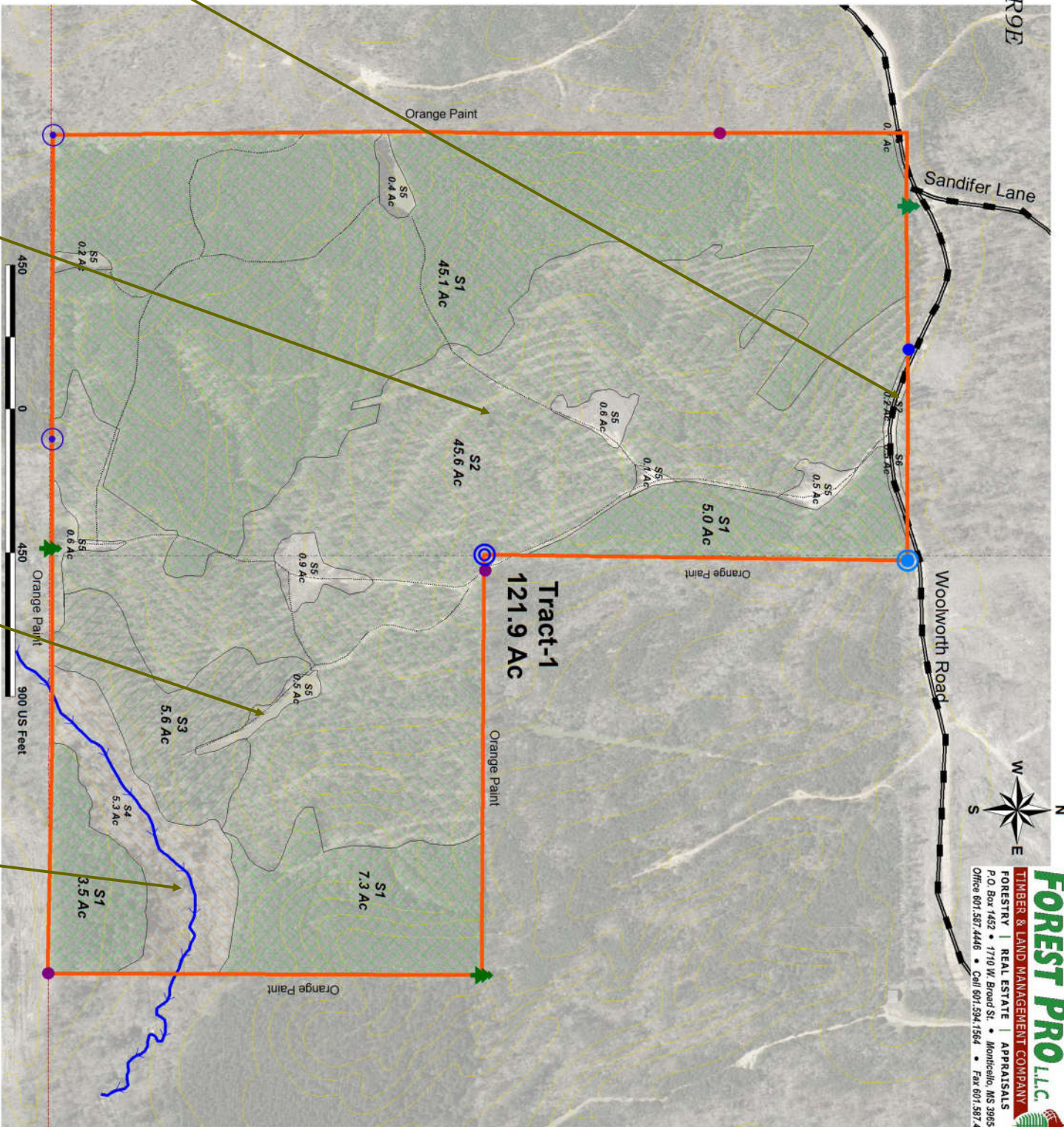
Woolworth Road Tract
Sections 34 & 35, T8N, R9E
Lincoln Co. MS

Stand #	Acreeage	Description
4	5.3	H12
5	3.8	OR0
3	5.6	PI2
2	45.8	PP2
1	60.9	PP3
6	0.6	ROW
Total Acreeage: 121.9		

Legend

boundary (color by Type)	Iron Pin*
None*	Tree*
Tree*	Other*
boundary (color by Type)	Iron Pin*
None*	Tree*
Tree*	Other*
Iron Pin*	None
Orange Paint	Orange Paint
ROADS	ROADS
STREAMS	STREAMS
STANDS	STANDS
H12	H12
OR0	OR0
PI2	PI2
PP2	PP2
PP3	PP3
ROW	ROW
TRACTS	TRACTS
color by CLASS	color by CLASS
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99	99
100	100

Scale = 1 : 450.00 (in US Feet)



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01-18-2018



"WE KNOW TIMBERLAND"

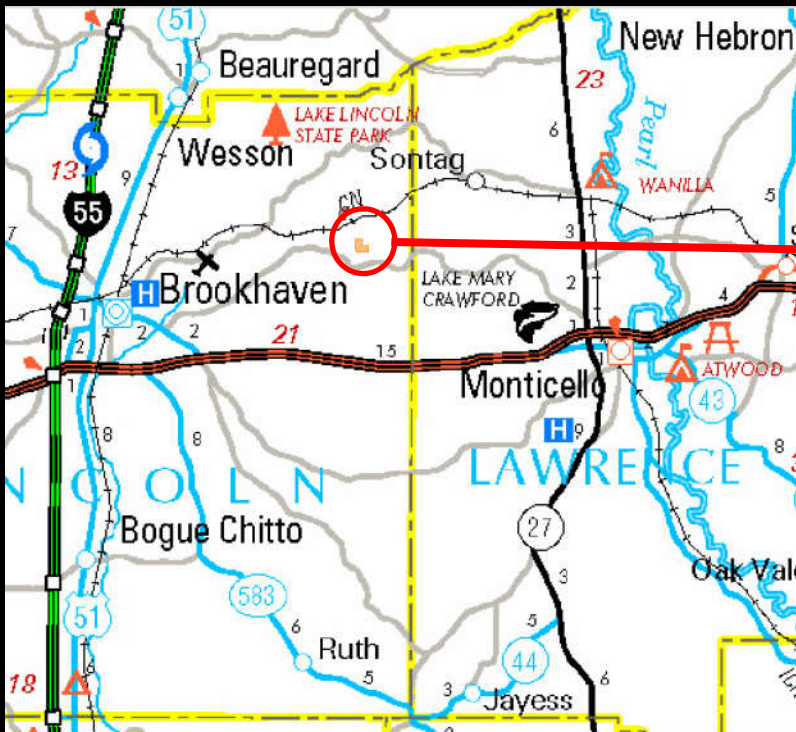
To view this property contact me.



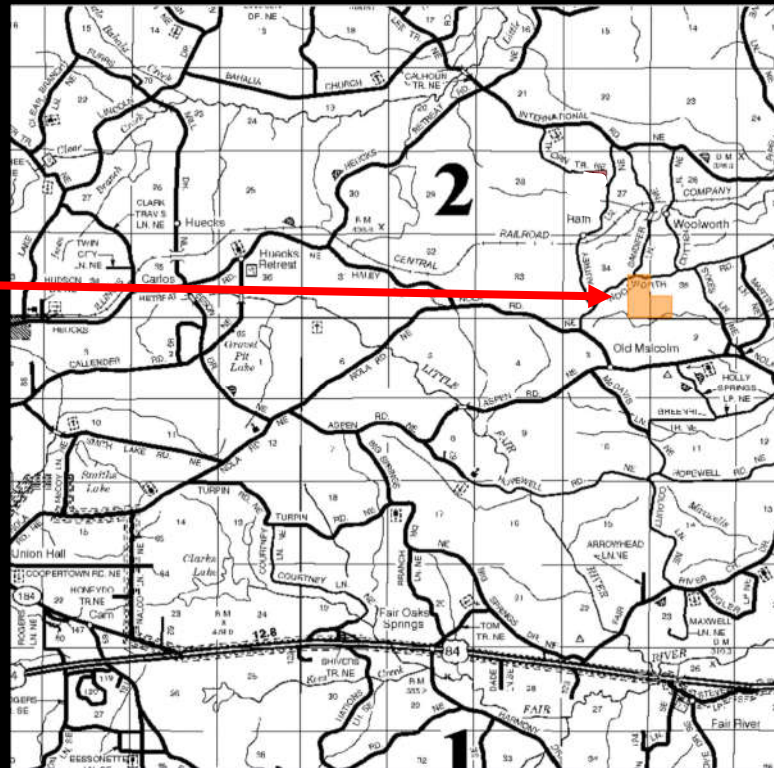
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Were on the Web!
www.timberlandsales.com

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.