

FOR SALE, ±100 ACRES

“The Hundred on Silver Creek”

ROLLING HILLS WITH CREEK FRONTAGE

Property Amenities

“The Hundred on Silver Creek” at 100± acres, is a great recreational property. This long tract gives the feel of a much larger property. The rolling property is high and dry on the eastern side of the tract, along the road frontage, and gently slopes the further west one proceeds. This leads to a very diverse holding which is good for wildlife.

Electrical utilities are located nearby for those looking to establish a campsite for added enjoyment from their property. The land is accessed via Hardy Williams road, a lightly trafficked country road, yielding quite enjoyment. Frequent sightings of Whitetail Deer and Wild Turkey are the norm on this property. Recreational opportunities other than hunting, include camping, and ATV riding on the properties trails.

For more details on this property, see the information listed below.



View along West Prong of Silver Creek

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: **Reduced!** now only \$185,000 or \$1850/ac

Tract Acreage: Mapped 100ac, Deeded 106ac, Taxed 101.8ac.

Tract Location:

Legal: N2 SW4 NW4 & S2 SW4 NW4 of Section 1: N2 SE4 NE4, S2 SE4 NE4, S2 SW4 NE4, & N2 SW4 NE4 less 7ac N side of Section 2, T9N, R20W, Simpson County, MS

Address: 305 Hardy Williams Road, Pinola MS 39149

Lat: 31.7780430771

Long: -89.9659120651

Paved Road Frontage: 290'

Interior Roads: 10560' Dirt

Utilities:

Water: None

Electric: 472' from tract, Southern Pine EPA

Topography: Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes: 2016 - \$285.12

FEMA Flood Zone: Portions lie within flood zone A, the 100 year flood zone. MAP #

28127C0325D

History: Timberland

Mineral Rights: Any Owned

Streams: West Prong Silver Creek, 760' frontage

Soils: Name, % Area, Site Index

Jena Fine Sandy Loam, 19.7%, 100

Ora loam 2-5% slope, 1.4%, 86

Ora loam 5-8% slope, 1.7%, 86

Smithdale-Lucy Ass. 12-40% slope, 77.3%, 86

Driving Directions: From Hwy 43/ Hwy 28 intersection, drive South on Hwy 43 5.1 miles to Shivers Rd. Turn East (↻) on Shivers Rd and go 1.5 miles to D.K. Mansfield Rd. Turn Southeast (↻) on Mansfield and go 0.1mi to Hardy Williams Rd. Turn South (↻) on H. Williams and go 0.6 mi to tract.

Estimated Driving Times to Tract:

New Orleans: 171 mi, 2hr 47 min

Hattiesburg: 65mi, 1hr 17min

Jackson: 50 mi, 1hr

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: Sold in entirety only.

How to view the property: By appointment or signed Temporary Access Permit. (http://www.theforestpro.com/pdf/doc_1208180549.pdf)

Timber: Type-Acres-Age

Mixed Regeneration Medium Density - 13.4ac - 14yr - 2004

Pine Regeneration Medium Density - 33.8ac - 7yr - 2011

Hardwood Regen. Medium Density - 1.8ac - 15yr - 2003

Mixed Pulpwood Medium Density - 38.2ac - 25yr - 1993

Open Regen. No Density - 0.7 ac - 0yr - 2017

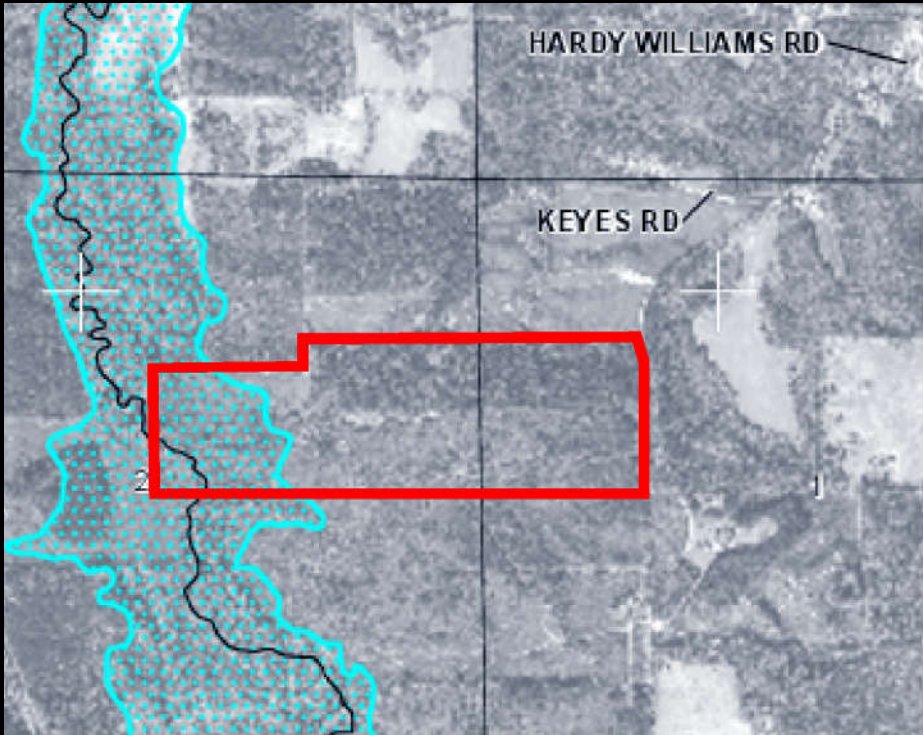
Hardwood Sawtimber Low Density - 3.8ac - 53yr - 1965

Pine Intermediate Medium Density - 8.3ac - 25yr - 1993

Timber Cruise Volumes & Value

No timber cruise data available

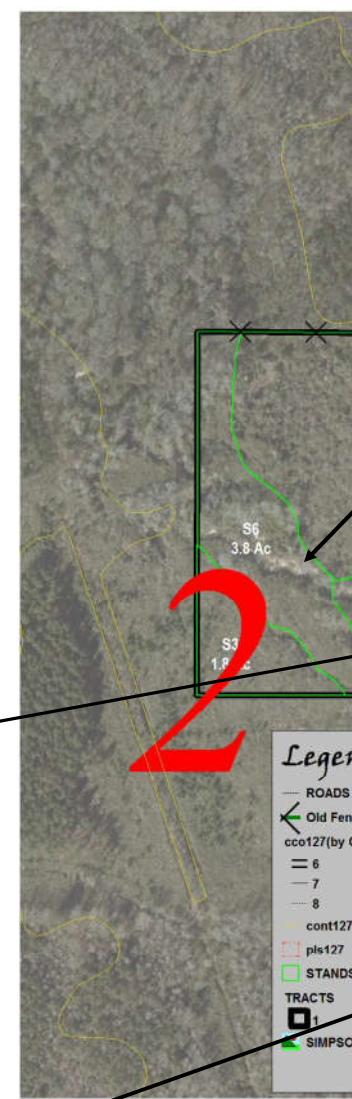
Supplemental Maps
FEMA Flood Zone Map



Soils Map



The Hundred on Silver
2013 Aerial Photo
Section 1 & 2, T9N, R20W
Smipson Co. MS

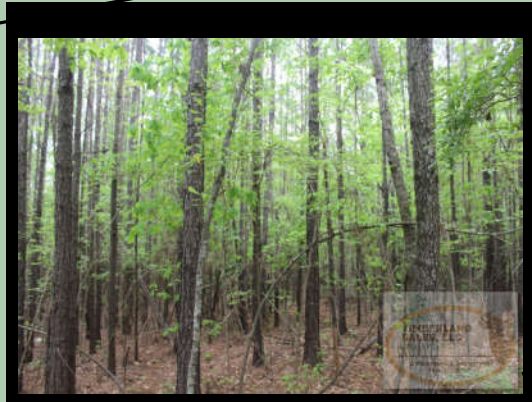


- Legend**
- ROADS
 - ← Old Fence
 - ccc127 (by 6)
 - 6
 - 7
 - 8
 - cont127
 - pls127
 - STANDS
 - TRACTS
 - SIMPSON

Scale = 1 : 499.84 (In : US Feet)



2yr old planted pines, Now 7



20yr natural pines, Now 25



View of Small Food Plot



Large Deer Rub



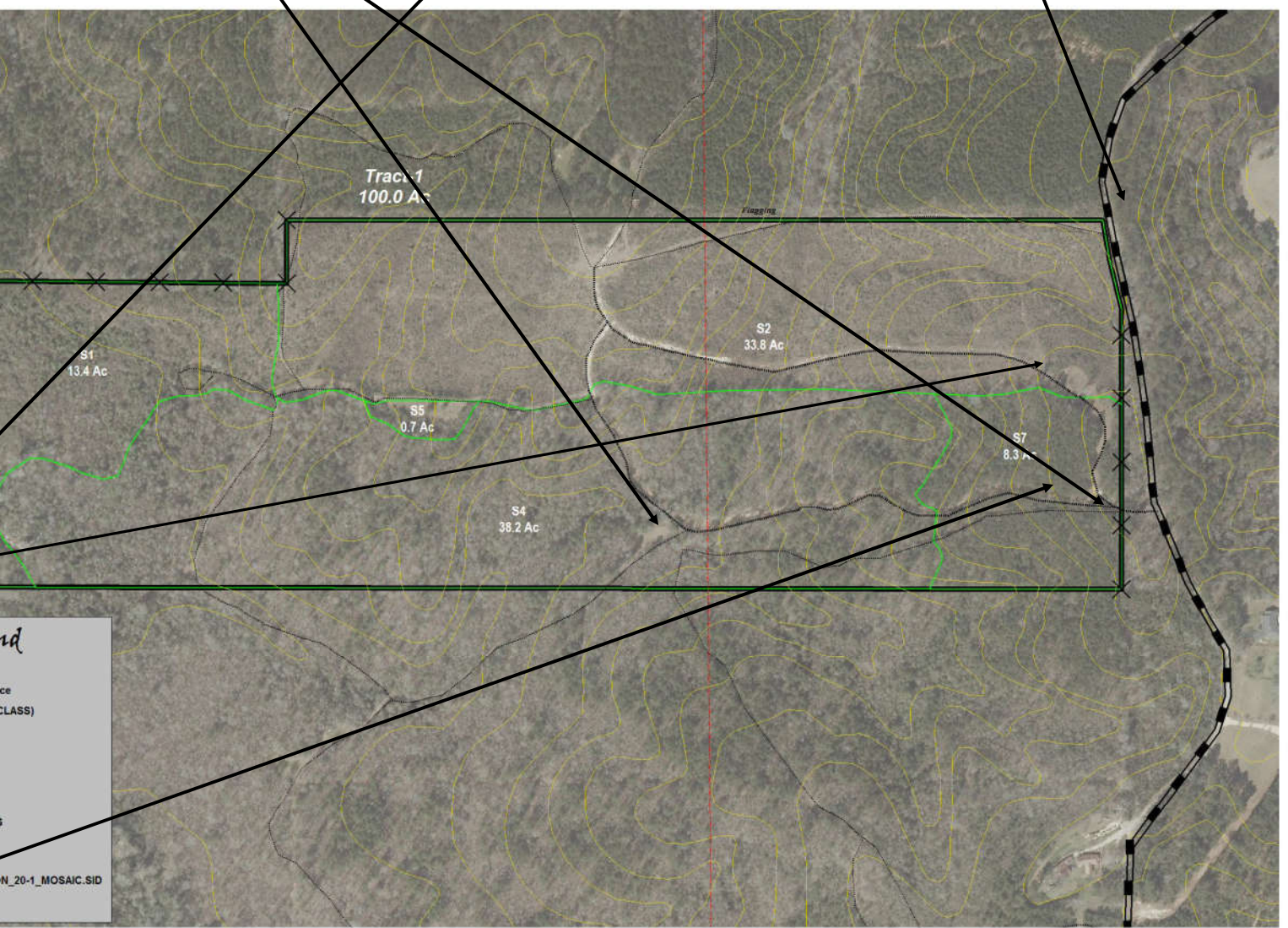
View of Road

er Creek

| Stand # | Acreage | Description |
|----------------|---------|-------------|
| 1 | 13.4 | MR2 |
| 2 | 33.8 | PR2 |
| 3 | 1.8 | HR2 |
| 4 | 38.2 | MP1 |
| 5 | 0.7 | OR0 |
| 6 | 3.8 | HS1 |
| 7 | 8.3 | PS3 |
| Total Acreage: | | 100.0 |



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03-30-2017



"WE KNOW TIMBERLAND"

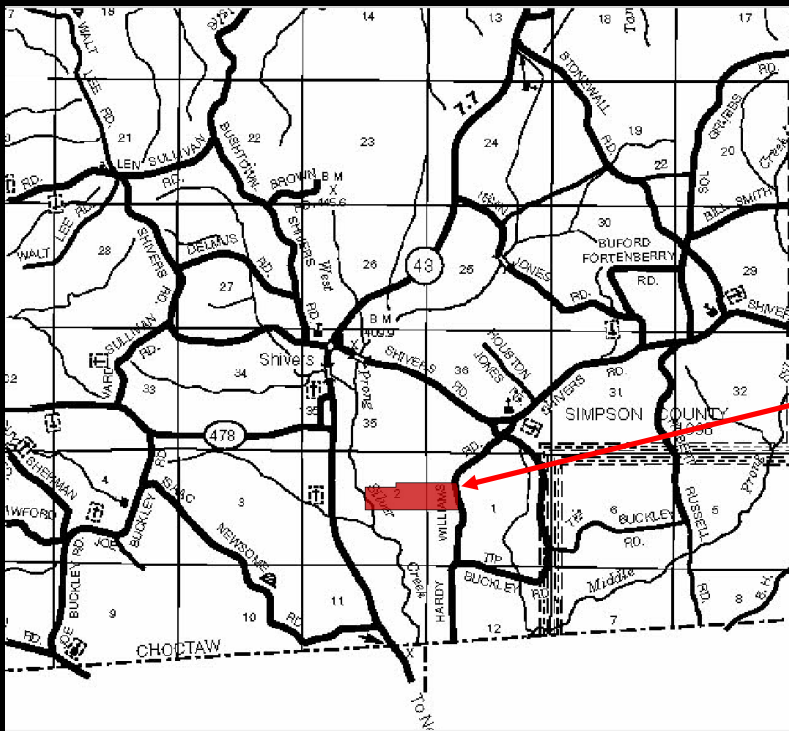
To view this property contact me.



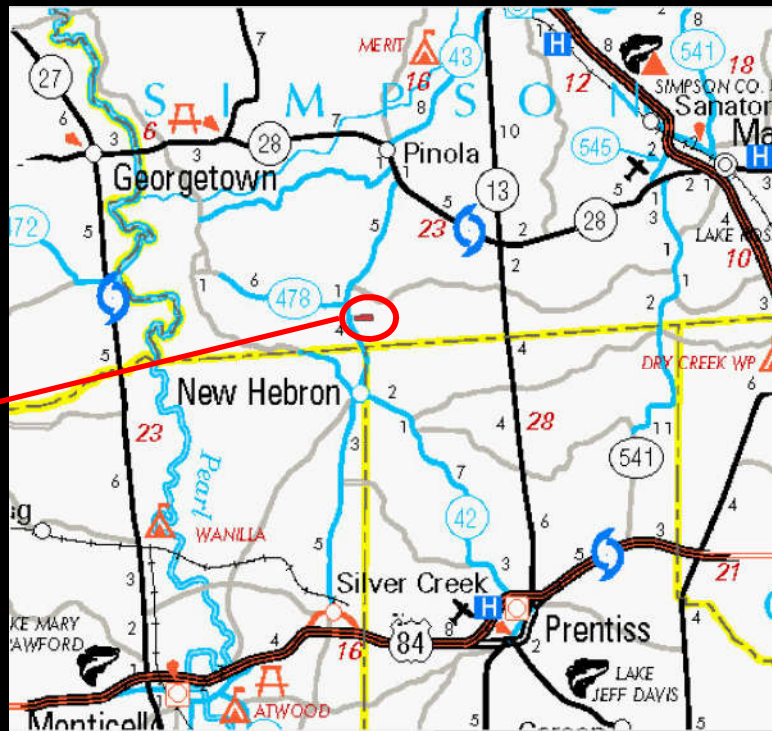
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Were on the Web!
[Www.timberlandsales.com](http://www.timberlandsales.com)

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Area Location Map



County Location Map

Disclaimer: Forest Pro LLC is the exclusive agent for this transaction. Neither Seller 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.