

FOR SALE, ±102 ACRES

“Boots Lane Tract”

A RECREATION AND TIMBERLAND PROPERTY

*A property suited for
many uses.*

Property Amenities

Located in the Nola community of Lawrence County, “The Boots Lane Tract” at 102± acres, is a multiple use property that is an ideal get-a-way from the city hustle. The 8 acre field is presently used for hay production but could be easily converted to horse pasture, a food plot, or dove field.

The tract also presents a prime timber investment with over 80 acres in a well managed, 24 year old, loblolly pine plantation. For the deer hunter, there are large Water Oaks dominating the 8.1 acre hardwood stand along the properties lone stream.

Installing food plots will be a cinch by clearing the previous log loading sites (>2 ac). The 3BD-1.5BA home on the property is well suited for a hunting camp and the adjoining shed

is large enough to hold all your gear.

If you’re in the market for a recreational/ investment property with camp included, this tract deserves your attention.



Eight acre hay field.

Pages 2 & 5 - Pictures & Maps.
Pages 3 & 4 - Home & Structures
Page 6 - Location Maps.

Just the Facts:

Sales Price: \$357,000,
\$3,493.15/ac

Tract Acreage: Deeded &
Mapped 102.2 acres

Tract Location-

Legal: Lots 1-8 Blk 15, & PT
NW4, S2 SW4 NW4 PT NE4
SW4, E2 NW4 SW4, PT
NW4 SE4, PT SW4 NE4, PT
NE4 SW4, S31, T8N, R10E,
Lawrence County, MS

Address: 11 Boots Lane,
Sontag, MS 39665

Lat: 31°37' 15.72" N

Long: 90°14' 20.91" W

Paved Road Frontage: 985'

Interior Roads: ~5536' Dirt

Utilities-

Water: Lincoln Co Rural
Water As.

Electric: Southern Pine EPA

Topography: Rolling

Zoning: Rural

Ad Valorem Taxes: 2018 -
\$1525.01

FEMA Flood Zone: No Portions
lie within flood zones, MAP #
28077-0175C

History: Timberland

Mineral Rights: None, Reserved

Streams: Small Stream (Dry Creek Headwaters),
2803' frontage.

Soils: Name, % Area, Site Index

Cadeville-Freestone association, hilly, **32.3%**,
85

Cadeville and Falkner soils, 4 -8% slopes ,
15.0%, **82.5**

Jena soils, frequently flooded , **12.6%**, **100**

Providence silt loam, 2-5 % slopes , **14.2%**, **87**

Providence silt loam, 5-8 % slopes , **21.8%**, **87**

Rosella silt loam , **4.1%**, **80**

Driving Directions: From Hwy 27/ Hwy 84
interchange, drive North on Hwy 27 0.4 miles
to Nola Rd. Turn West (←) on Nola Rd. and
go 8.4 miles; turn North (→) on Nola-Sontag
Rd and go 0.2 miles to tract.

Estimated Driving Times to Tract:

New Orleans: 147mi, 2hr 20 min

Baton Rouge: 136mi, 2hr 8 min

Jackson: 63.3mi, 1hr 11 min

Hattiesburg: 67.1mi, 1hr 20min

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 as is, in 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/pdf/doc_1208180549.pdf) and fax it back to (601) 587-4406.

Timber: Type-Acres-Age

Pine Intermediate High Density-22.8 ac.-24yrs

Pine Intermediate Med. Density-57.3 ac.-24yrs

Mixed Regeneration Med. Density-1.9 ac.- 12yrs

Hardwood Sawtimber Med. Density-8.1 ac.-~60 yrs

Open- 11.6 ac

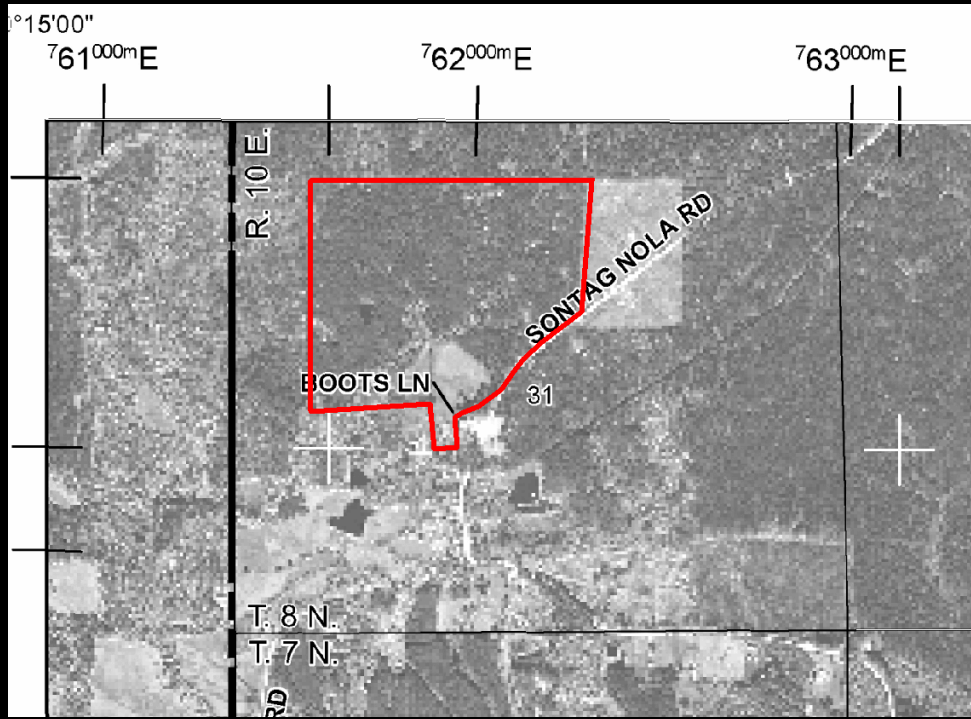
Water-0.6 ac

2019 Acquisition Timber Cruise Volumes & Value @5yr avg. price*

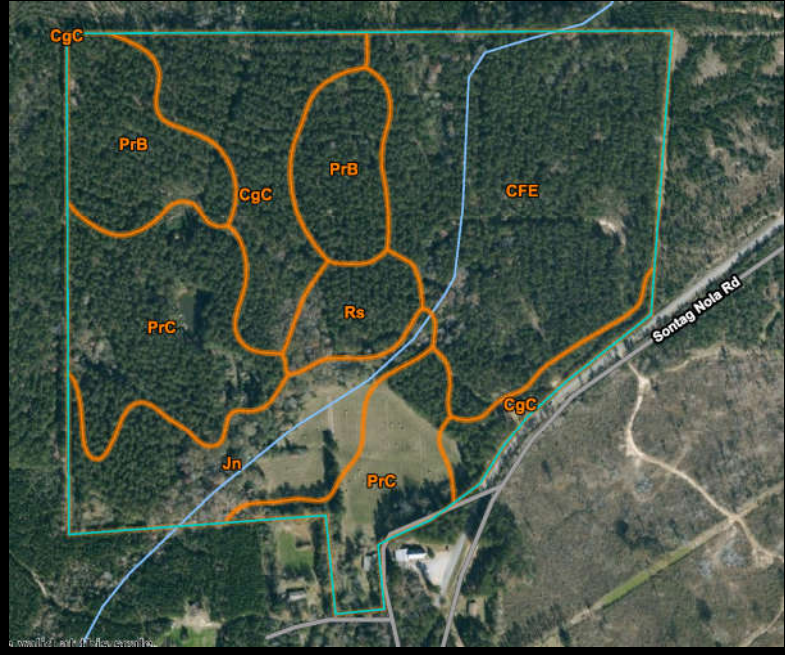
Pine Pulpwood	772.0 tons	\$8.03	\$ 6,199.48
Pine Chip-N-Saw	3,355.9 tons	\$16.61	\$55,741.83
Pine Poles	43.0 tons	\$42.59	\$ 1,833.50
Pine Sawtimber	1,302.9 tons	\$26.89	\$35,033.64
Hardwood Pulp	329.6 tons	\$7.40	\$ 2,438.74
Hard Pallet	81.1 tons	\$24.95	\$ 2,024.19
Red Oak Saw	130.0 tons	\$45.08	\$ 5,881.14
White Oak Saw	14.4 tons	\$39.04	\$ 562.18
Total	6,029.4 tons		\$109,714.70

*As reported by RISI Timber Transaction Price Service from a period of 9/14 thru 9/19.

Supplemental Maps
FEMA Flood Zone Map



Soils Map



View of Pine Stand

Boots Lane Tract
Stand Types over 2018 Ph
Section 31, T8N, R10E
Lawrence Co. MS

STAND_TYPE	Stand #	Acreage	Descrip
H2O	6	0.6	H2O
HS2	3	8.1	TIMBER
MR2	4	1.9	TIMBER
OR0	5	11.6	OR0
PI2	1	57.3	TIMBER
PI3	2	22.8	OLD FIE
Total Acreage:		102.2	

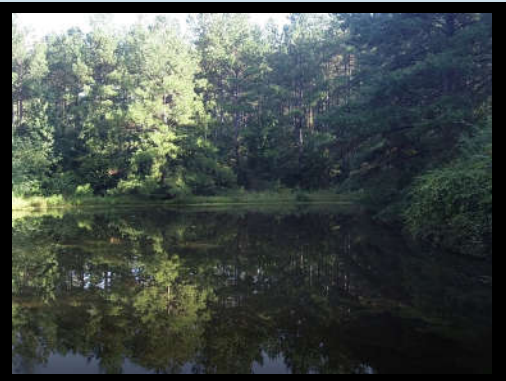
Legend

- STREAMS
- ROADS
- STANDS
 - 'H2O'
 - 'HS2'
 - 'MR2'
 - 'OR0'
 - 'PI2'
 - 'PI3'
- TRACTS
 - cco77(by CLASS)
 - 6
 - 7
 - 8
 - cont77
 - LAWRENCE_20X.SID

Scale = 1 : 400.00 (In : US Feet)



View of Boots Lane



Water Hole

Main Structure

Home Information:
Year Built: Approximately 1964
Heated + Utility: 1305 ft²
Garage: 168 ft²
Porch: 312 ft²
Utilities: Electric, Southern. Pine EPA
Water: Lincoln Rural Water Ass.
HVAC: Electric
Oven: Gas
Water Heater: Gas
Waste: Septic Tank
Bedrooms: 3
Bathrooms: 1.5
Description: Ranch Style home with brick veneer, metal roof (08).



General Layout of the home.
Not to scale.

Base Heated Area- 1173 ft²
Utility- 132 ft²
Porch- 312 ft²
Carport- 168 ft²



Additional Structures

Extended Carport

Construction: Steel Girder

Dimensions: 30'x 30'

Area: 900 ft²

Roof: Aluminum Sheet



Shed

Construction: Aluminum Sheet
over wood frame

Dimensions: 20'x 40'

Area: 800 ft²

Roof: Aluminum Sheet



50 amp RV hookup with water





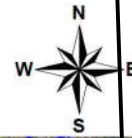
View of Stream



View of Field



View of Shooting Lane



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400 0 400 800 US Feet

09-12-2019

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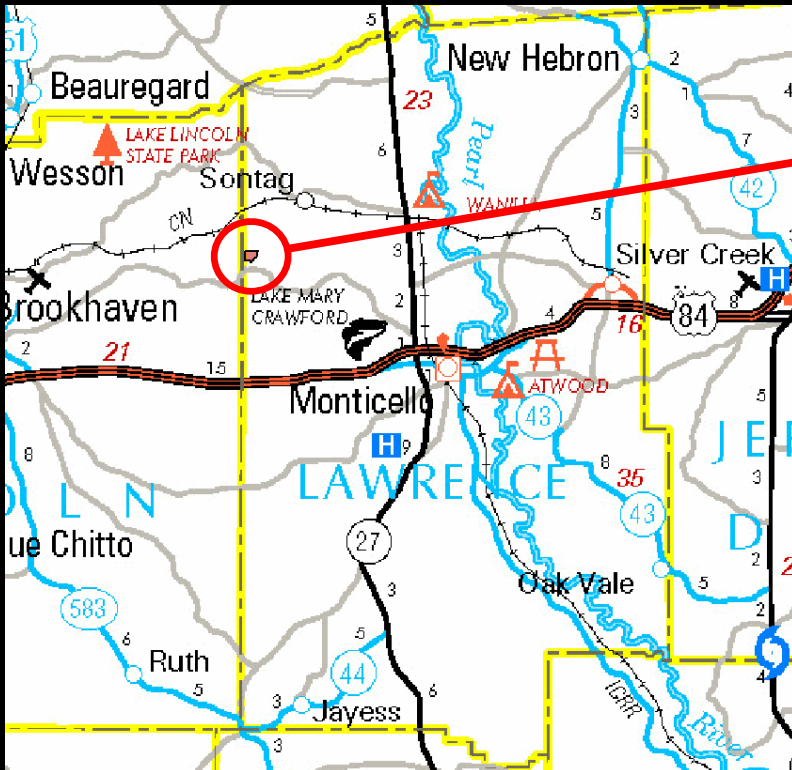
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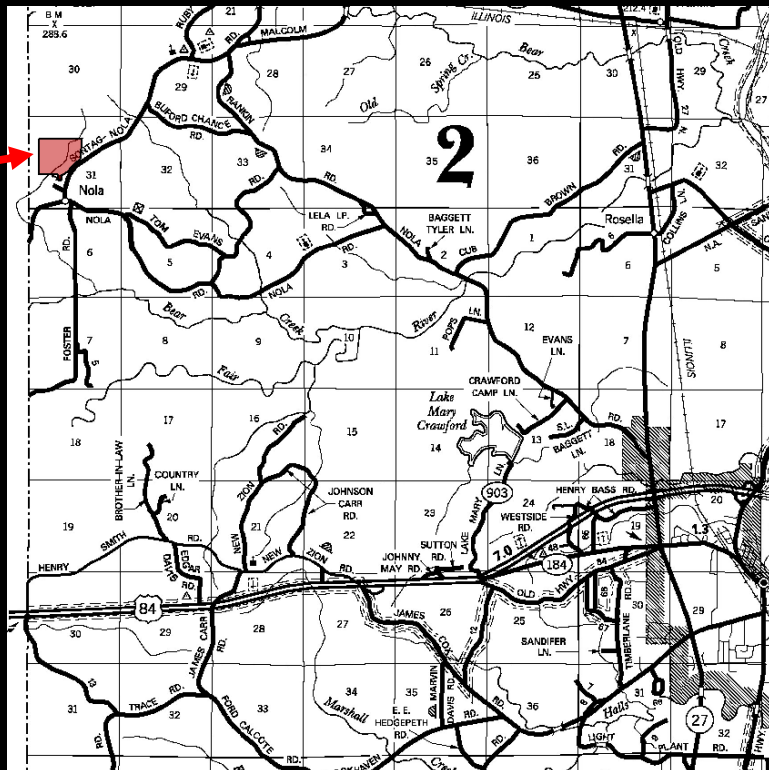
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Area Location Map



County Location Map

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