

FOR SALE, ±69 ACRES

“Dos Parcelas”

AN INVESTMENT TIMBERLAND PROPERTY

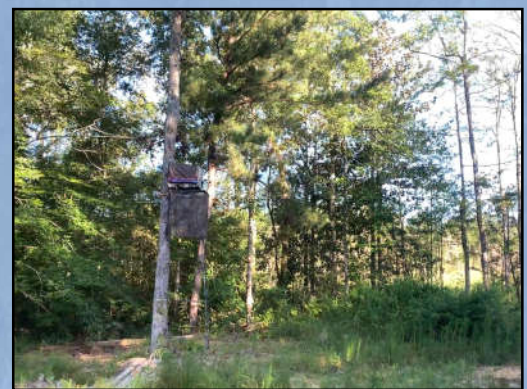
Property Amenities

“The Dos Parcels Tract” (Two Parcels in Spanish) is made up of Tract 1 at 39.5± acres, and Tract 2 at 30± acres. While these tracts are not adjacent they are in very close proximity to each other, separated by only 660 feet. There is a 30' forestry use access easement that connects Tract 1 to Tract 2.

Tract 1 features 34.3 acres of one-year old, machine planted loblolly pine that has been site preparation sprayed to aid in vigorous growth of this young stand. This will be ideal bedding cover for the next several years. There are 3.6 acres of hardwoods along the small stream, which is sure to act as a deer superhighway. Food plots can be easily established on either the pipeline or powerline that cross the property.

Tract 2 features a 29-year old stand of mixed species merchantable timber, surrounded by excellent bedding cover. This island of open woods is

surrounded by a sea of gnarly thickets making it a surefire ambush zone for the lucky owner. In fact, during my inspection I spotted a beautiful tall rack, 8pt-buck. Hurry before someone else claims him.



View of Stream-side Management Zone on Tract 1.

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$147,000

Tract Acreage: Tract 1-±39 ac,
Tract 2-±30 ac

Tract Location-

Legal: T1-E2 SE4 NE4, & E2 NE4 SE4, S32. T2-S2 S2 NW4 SE4 S29 & E2 NW4 NE4 S32. All in T7N, R20W, Lawrence County, MS

Address: 2683 MS Hwy 43A

Lat: 31°31' 34.4" N

Long: 90°01' 37.4" W

Paved Road Frontage: 35'

Interior Roads: T1-2954' T2-Dirt 1735' Dirt **NOTE:** There is a 30' wide, forestry use easement that connects Tract 1 with Tract 2.

Utilities-

Water: Crooked Creek Water As.

Electric: Pearl River EPA

Topography: Slightly Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes: 2019 T1-\$180.95, T2-\$154.40

FEMA Flood Zone: No Portions lie within the 100 year flood zone. MAP # 28077C0195C

History: Timberland

Mineral Rights: Not available, Previously Reserved

Streams: Small Ephemeral Branch-1079'

Soils: Name, % Area, Loblolly Site Index

Tract 1

Cadeville-Freestone, 27.7%, 80

Providence Silt Loam 2-5% slope, 72.3%, 8Z

Tract 2

Providence Silt Loam 2-5% slope, 72.3%, 8Z

Ruston Sandy Loam 2-8% slope, 27.7%, 91

Driving Directions: From Hwy 84/Hwy 43A interchange, drive South on Hwy 43A 5.2 miles to Tract 1 on the North (right) side of the road.

Estimated Driving Times to Tract:

New Orleans: 130 mi, 2hr 28 min

Baton Rouge: 125 mi, 2hr 28 min

Jackson: 66 mi, 1hr 23 min

Hattiesburg: 62.7 mi, 1hr 7min

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?: Yes, Tract 1 & Tract 2 can be purchased separately.

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

Tract 1

Pine Regeneration Med. Density-34.3 ac.-1 yrs.

Hardwood Pulpwood Med. Density-3.6 ac.-30+yrs.

Mixed Sawtimber Med. Density-0.2 ac.- 35+yrs.

Open-0.9 ac.- 0 yrs.

Tract 2

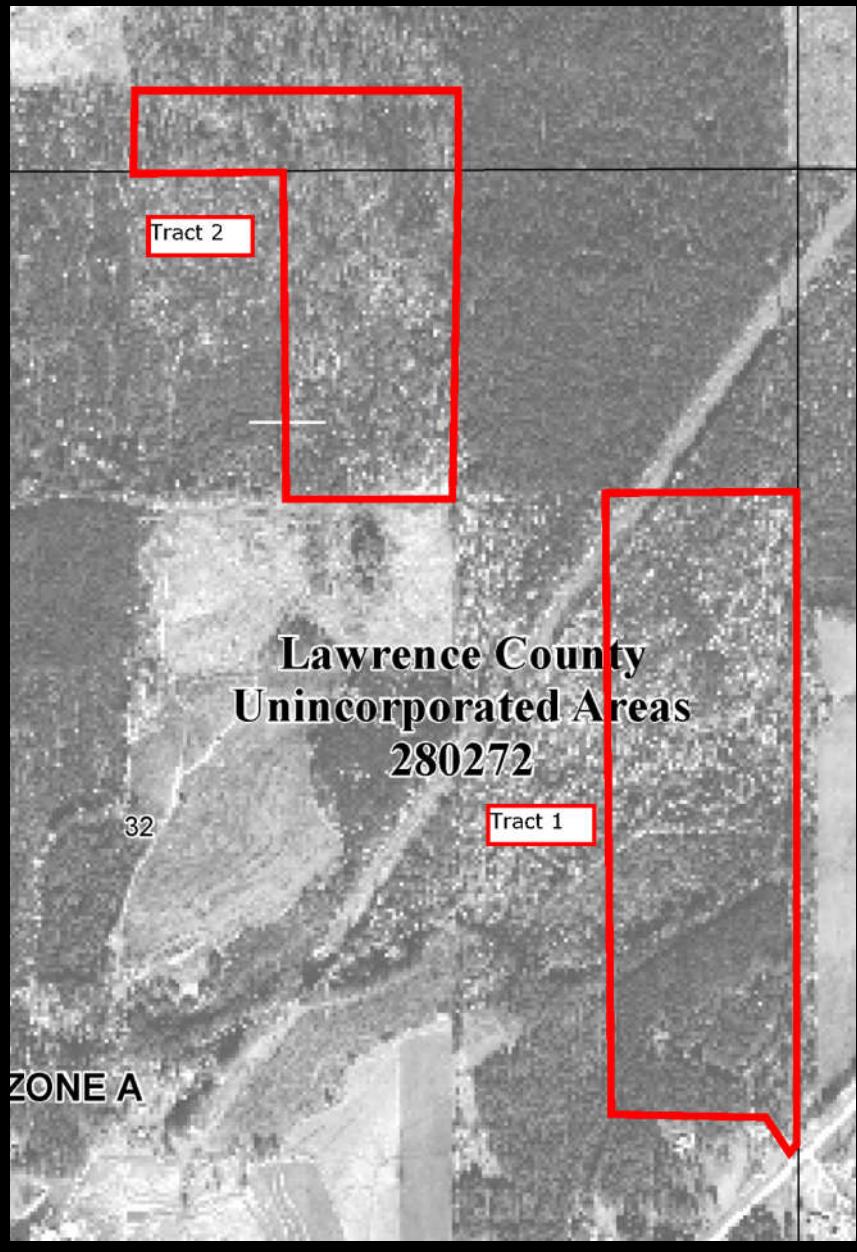
Mixed Intermediate Med. Density-30.0 ac.- 29yrs.

Tract 2

2020 Acquisition Timber Cruise Volumes & Value @5yr avg. price*

Pine Pulpwood	328.5 tons	\$ 7.40	\$ 2,430.90
Pine Chip-N-Saw	516.5 tons	\$15.92	\$ 8,222.68
Pine Sawtimber	541.1 tons	\$25.94	\$14,036.13
Hardwood Pulp	509.2 tons	\$ 6.99	\$ 3,559.31
Hard Pallet	61.1 tons	\$26.23	\$ 1,602.65
Red Oak Saw	43.8 tons	\$47.11	\$ 2,063.42
White Oak Saw	51.5 tons	\$40.50	\$ 2,085.75
Misc. Hard Saw	9.3 tons	\$37.07	\$ 344.75
Total	4,374.6 tons		\$34,345.59

* 5-Year average price as reported by RISInfo.com for the South MS market 7/31/2015 thru 7/31/2020.



Aerial View of Tract 2



View of Tract 2



Aerial View of Tract 1



Power line



View of Access

"Dos Parcelas" Tract

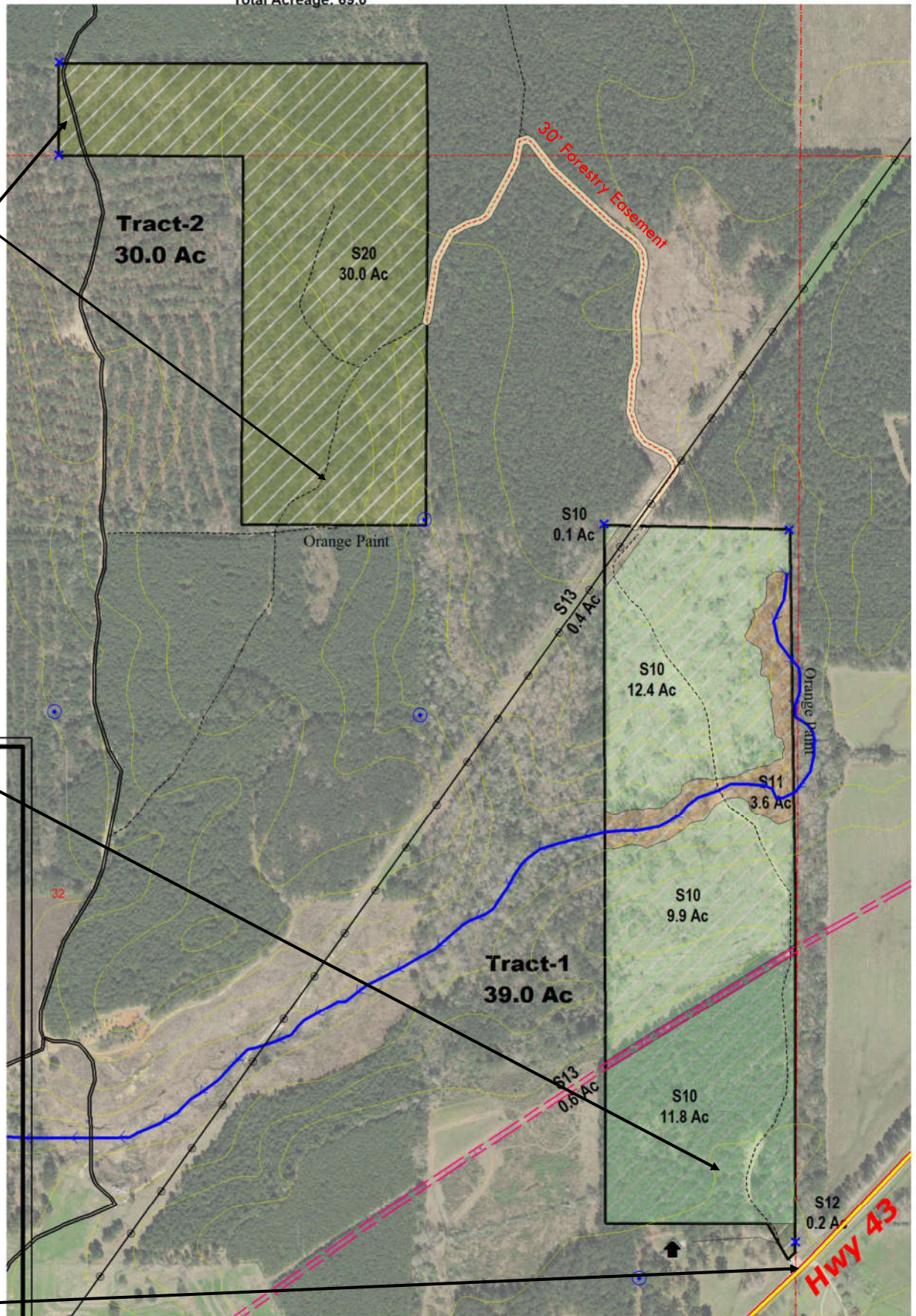
Sections 29 & 32, T7N R20W

Lawrence Co. MS

Stand #	Acreage	Description
11	3.6	HP2
20	30.0	MI2
12	0.2	MS2
10	34.3	PR2
13	0.9	ROW
Total Acreage: 69.0		



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



Legend

- Corner
- ✕ Boundary300
- Boundary 1
- Powerline
- ForestryEasement
- Buffer(by BufStart_sf)
- 0
- Pipeline
- pri77
- ROADS(by Type)
- 'Light Duty'
- 'Unimproved'
- 'Woodland'
- ↑ STRUCTURES
- STREAMS
- cont77
- STANDS
- 'HP2'
- 'MI2'
- 'MS2'
- 'PR2'
- 'ROW'
- TRACTS
- 1
- 2
- pls77
- ▲ LAWRENCE_20X.SID

Scale = 1 : 525.00 (In : US Feet)

525 0 525 US Feet

07-28-2020

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“EVERYTHING TIMBERLAND”

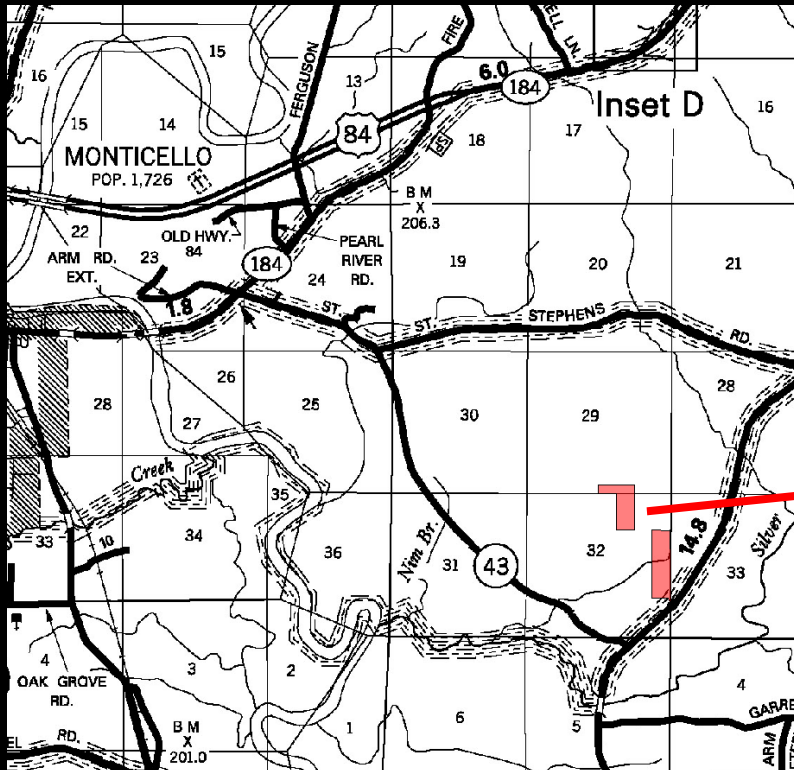
To view this property contact me.



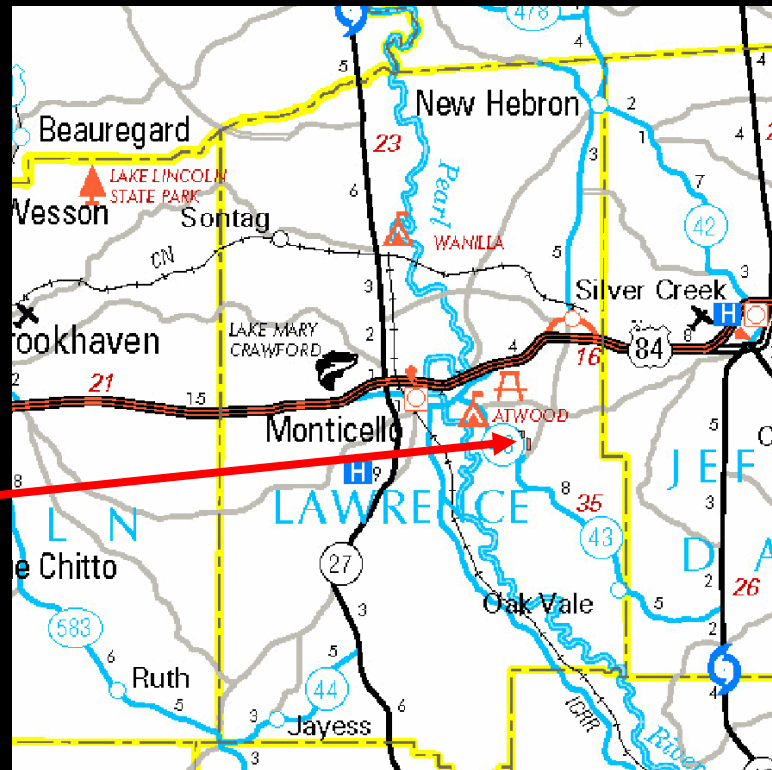
Mark E. Dale
 Forester/Broker/Appraiser
 Email: theforestpro@bellsouth.net
 Office: 601.587.4446
 Cell: 601.594.1564
 Email: theforestpro@bellsouth.net

- Mailing Address Line 1
- Mailing Address Line 2
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Area Location Map



County Location Map

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