

# FOR SALE, ±131 OR 235 ACRES

## “Barber Road

### A PASTURE & TIMBERLAND PROPERTY

*A property equally  
suited for the  
Equestrian or  
Cattleman*

#### Property Amenities

Looking for a mix of Pasture and Timberland? Then “The Barber Road Tract” should be on your radar.

There are two purchase options for this property. Tract 1 is approximately 131± acres, and includes nearly 10 acres in pasture with the remainder in timberland, or upgrade to Tract 2 at 235 ± acres with a pole barn. The 40'x85' pole barn includes horse stalls, 8'x40' storage container and air conditioned tack room. The young timberland can be left to grow or converted to pastureland if your desire is a larger cattle or equestrian operation.

Tract 2 has two stock ponds, power and well water on site, and offers over one-half mile of road frontage. Peace and quite are sure to be found on lightly traveled Barber Road with

utilities reaching 1140' feet down the gated private drive.

This tract is priced right and ready for it's new owner.



Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

#### Just the Facts: (Two options)

**Sales Price:** T1-\$216,645 T2-\$434,750

**Tract Acreage:** Tract 1-±131 ac, Tract 2-±235 ac

#### Tract Location-

**Legal:** PT SE4 in Section 9 & PT SW4, W of Road in Section 10, T9N, R19W, Jeff Davis County, MS

**Address:** 768 Will Barber Road, Prentiss, MS 39474

**Lat:** 31°45' 39.2" N

**Long:** 89°54' 9.6" W

**Paved Road Frontage:** T1-725', T2-2825'

**Interior Roads:** 6449'

#### Utilities-

**Water:** Well Onsite

**Electric:** Southern Pine EPA

**Topography:** Rolling

**Zoning:** Rural, Pasture/Timberland

**Ad Valorem Taxes:** 2019 T2-\$1,317.53

**FEMA Flood Zone:** No Portions lie within the 100 year flood zone. MAP # 28065C0025D

**History:** Pasture/Timberland

**Mineral Rights:** None, Reserved in Trust Agreement.

**Streams:** Gwinville Branch-883'

#### Soils: Name, % Area, Loblolly Pine Site Index

Jena sandy loam, **6.7%**, **100**

Ora sandy loam 2-5 % slope, **15.3%**, **86**

Ora sandy loam 5-8% slope, **2.5%**, **86**

Ruston sandy loam 2-5% slope, **18.4%**, **91**

Ruston sandy loam 5-8% slope, **4.1%**, **91**

Ruston sandy loam 4-8% slope, eroded **4.5%**, **91**

Ruston sandy loam 8-12% slope, **0.9%**, **86**

Ruston sandy loam 8-12% slope, eroded **1.7%**, **86**

Smithdale sandy loam 12-17% slope, **2.4%**, **86**

Smithdale sandy loam 17-40% slope, **18.7%**, **86**

Smithdale-Udorhents complex **5-25%** slope, eroded **17.6%**, **86**

Smithdale soils 15 - 30 % slope, eroded **7.0%**, **86**

**Driving Directions:** From Hwy 84/Hwy 13 interchange, drive North on Hwy 13 for 10.1 miles to Sonat Road (left), go west on Sonat road for 1.8 miles to Will Barber road (right), go North on Barber road 0.8 miles to tract (left).

#### Estimated Driving Times to Tract:

New Orleans: 167 mi, 2hr 41 min

Baton Rouge: 162 mi, 2hr 34 min

Jackson: 50 mi, 1hr 2 min

Hattiesburg: 59 mi, 1hr 7min

**Species Available for Hunting:**

White-tailed Deer Wild Turkey

Rabbit

**Medium of Exchange:** Cash and occupancy on closing.

**Owner Financing Available?** No

**Sub-dividable?** Yes, Tract 1 (131 ac) & Tract 2 (235 ac) 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](http://www.theforestpro.com/pdf/doc_1208180549.pdf)) and fax it back to (601) 587-4406.

#### Timber: Type-Acres-Age

Open- 74.3 ac (62.9 ac pasture)

Mixed Regeneration Med. Density-91.9 ac.-4 yrs

Mixed Regeneration Med. Density-21.2 ac.-3 yrs

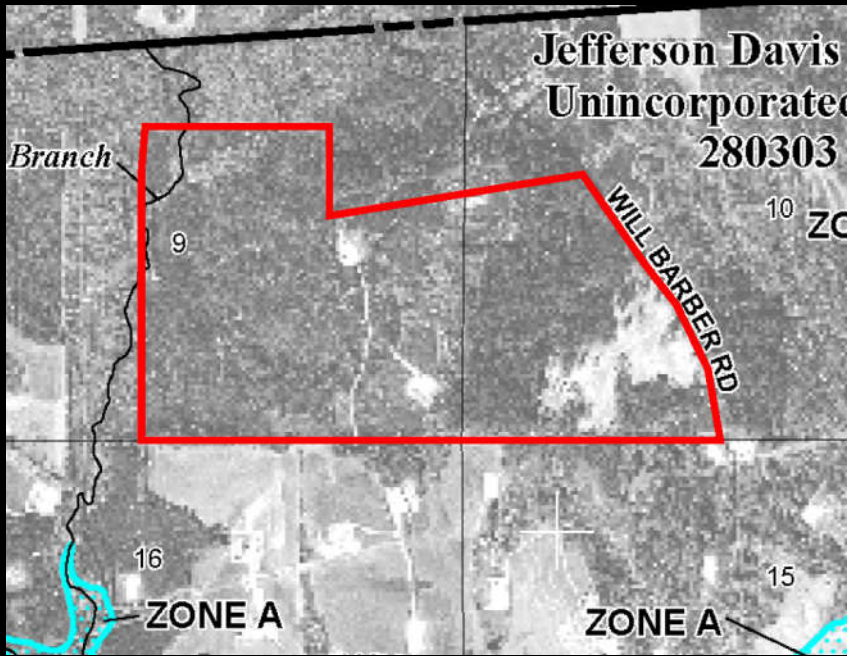
Hardwood Pulpwood Med. Density-6.6 ac.-40+yrs

Mixed Regeneration Med. Density-6.0 ac.- 5yrs

Mixed Pulpwood Med. Density-7.3 ac.- 12yrs

**Minimal Merchantable Timber Volumes- No Cruise Necessary**

Supplemental Maps  
FEMA Flood Zone Map



Soil Map



*View of Mixed Stand*



*Aerial View of Pond*



*View of Field*



*Aerial View of Pipeline*



*Aerial View of Barn*

# Barber Road Tract

Sections 9 & 10, T9N, R19W  
Jefferson Davis, Co. MS

Stand #	Acres	Description
10	11.6	ORO
11	91.9	PR2
12	21.2	PR2
13	6.6	HP2
20	62.8	ORO
21	26.4	PR2
22	1.2	H2O
23	7.3	MP2
24	6.0	MR2

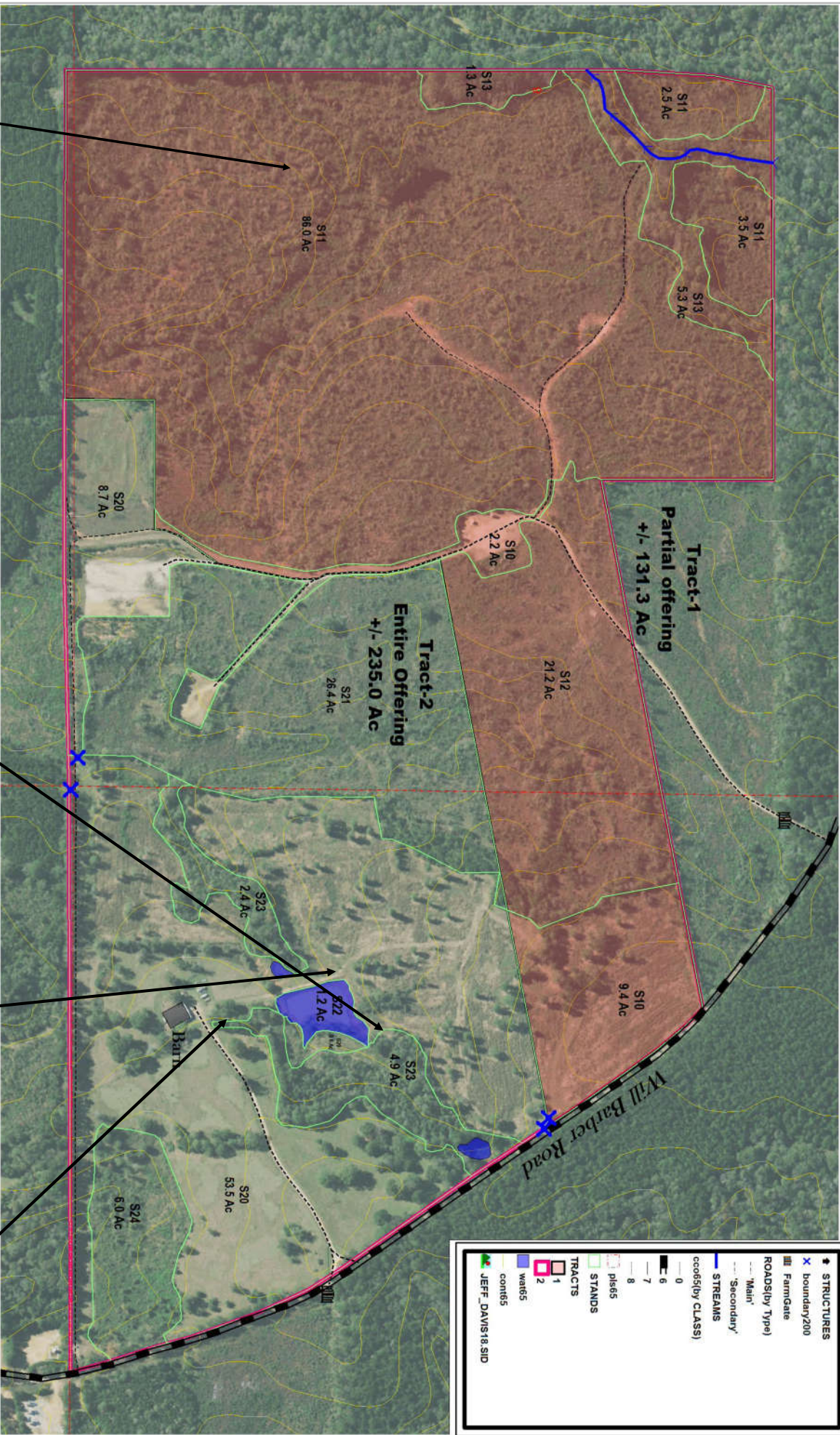
Total Acreage: 235.0



**FOREST PRO LLC**  
**TIMBER & LAND MANAGEMENT COMPANY**  
 FORESTRY | REAL ESTATE | APPRAISALS  
 P.O. Box 1452 • 7710 W. Broad St. • Monticello, MS 38954  
 Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406

### LEGEND

+	STRUCTURES
X	boundary/200
	FarmGate
---	ROADS (by Type)
---	Main
---	Secondary
---	STREAMS
ccc655j (by CLASS)	
0	
6	
7	
8	
8	ple65
8	STANDS
1	TRACTS
2	
cont65	cont65
cont65	cont65
JEFF DAVIS18.SID	



Scale = 1 : 630.00 (1in : US Feet)



08-07-2020

# 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

“EVERYTHING TIMBERLAND”

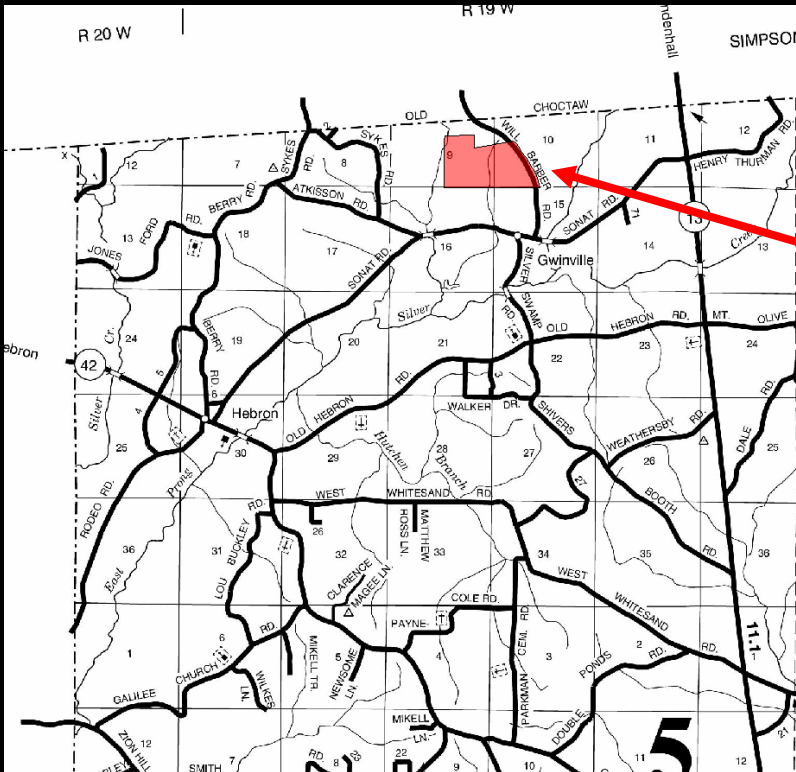
To view this property contact me.



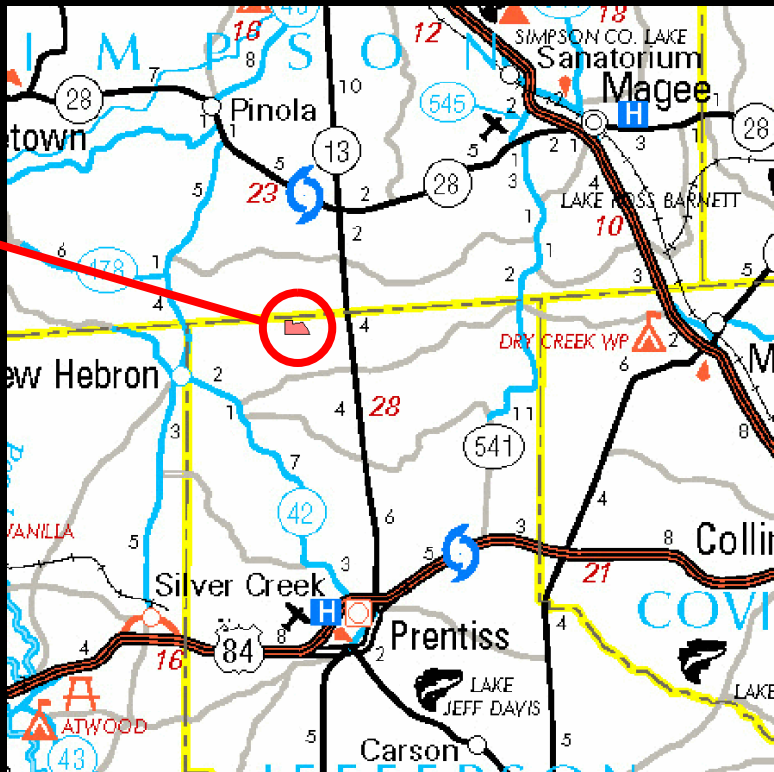
**Mark E. Dale**  
 Forester/Broker/Appraiser  
 Email: [theforestpro@bellsouth.net](mailto:theforestpro@bellsouth.net)  
 Office: 601.587.4446  
 Cell: 601.594.1564  
 Email: [theforestpro@bellsouth.net](mailto:theforestpro@bellsouth.net)

Mailing Address Line 1  
 Mailing Address Line 2  
 Mailing Address Line 3  
 Mailing Address Line 4  
 Mailing Address Line 5

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



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.