

# FOR SALE, ±10.9 ACRES

## “Viola Lane”

### A WOODED, CREEK FRONTAGE PROPERTY

*A chance to own a  
small property near  
public recreation*

#### Property Amenities

“The Viola Lane Tract” is a great little get-away property. This 10.9± acre parcel has all the features most buyers are looking for: public road frontage, stream frontage, available power and water, and it’s heavily timbered with large mature water oaks, white oaks and loblolly pine.

It’s also located close to additional recreational opportunities uncommon for tracts this size. Marion County Wildlife Management Area (7,125 acres) is only 1.5 miles to the north and 2 public lakes (Lake Columbia & Lake Bill Waller) are only 4 miles away.

For more information check out these additional resources:

<https://www.mdwfp.com/fishing-boating/fishing-reports/lake-bill-waller.aspx>



View of Lower Little Creek.

<https://www.mdwfp.com/wildlife-hunting/wma/region/southwest/marion-county/>

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

#### Just the Facts:

**Sales Price:** \$39,000

**Tract Acreage:** 10.9 deeded acres, 11.0 mapped

#### Tract Location-

**Legal:** 10.9 ac. in W2 SW4 NE4, N of Old Hwy 13, Section 15, T2N, R17W, Marion County, MS

**Address:** 100 Viola Lane, Columbia, MS 39429

**Lat:** 31°08' 07.9" N

**Long:** 89°41' 41.3" W

**Paved Road Frontage:** 464.8'

**Interior Roads:** 202'

#### Utilities-

**Water:** Hub Water Assn.

**Electric:** Pearl River Valley EPA

**Topography:** Level with Terraces

**Zoning:** Rural, Timberland

**Ad Valorem Taxes:** 2021 \$116.74

**FEMA Flood Zone:** 64.5 % of the tract lying in Flood Zone A (1% annual chance)

**History:** Timberland

**Mineral Rights:** None, Previously Reserved

**Streams:** Lower Little Creek- 805'

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

Bassfield Sandy Loam 0-2% slope, 0.4%, 90

Jena-Bigbee Complex Freq. Fld, 78.1%, 100

Latonia Sandy Loam 2-5% slope, 21.5%, 90

**Driving Directions:** From Hwy 98/Hwy 13 interchange, drive South on Hwy 13, 11.4 miles to Viola Lane on the North (Left) side of the Highway, Take Viola Lane (bear right) and go 0.2 miles to Tract on North (Left) side.

#### Estimated Driving Times to Tract:

New Orleans: 105 mi, 1hr 51 min

Baton Rouge: 141 mi, 2hr 20 min

Jackson: 100 mi, 1hr 55 min

Hattiesburg: 35.6 mi, 48 min

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

**Owner Financing Available?** No

**Sub-dividable?** No

**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 or picture text to 601.594.1564.

#### Timber: Type-Acres-Age

Tract 1

Mixed Sawtimber Med. Density (MS2)-9.9 ac.-50+ yrs.

Water (H2O)-0.7 ac.

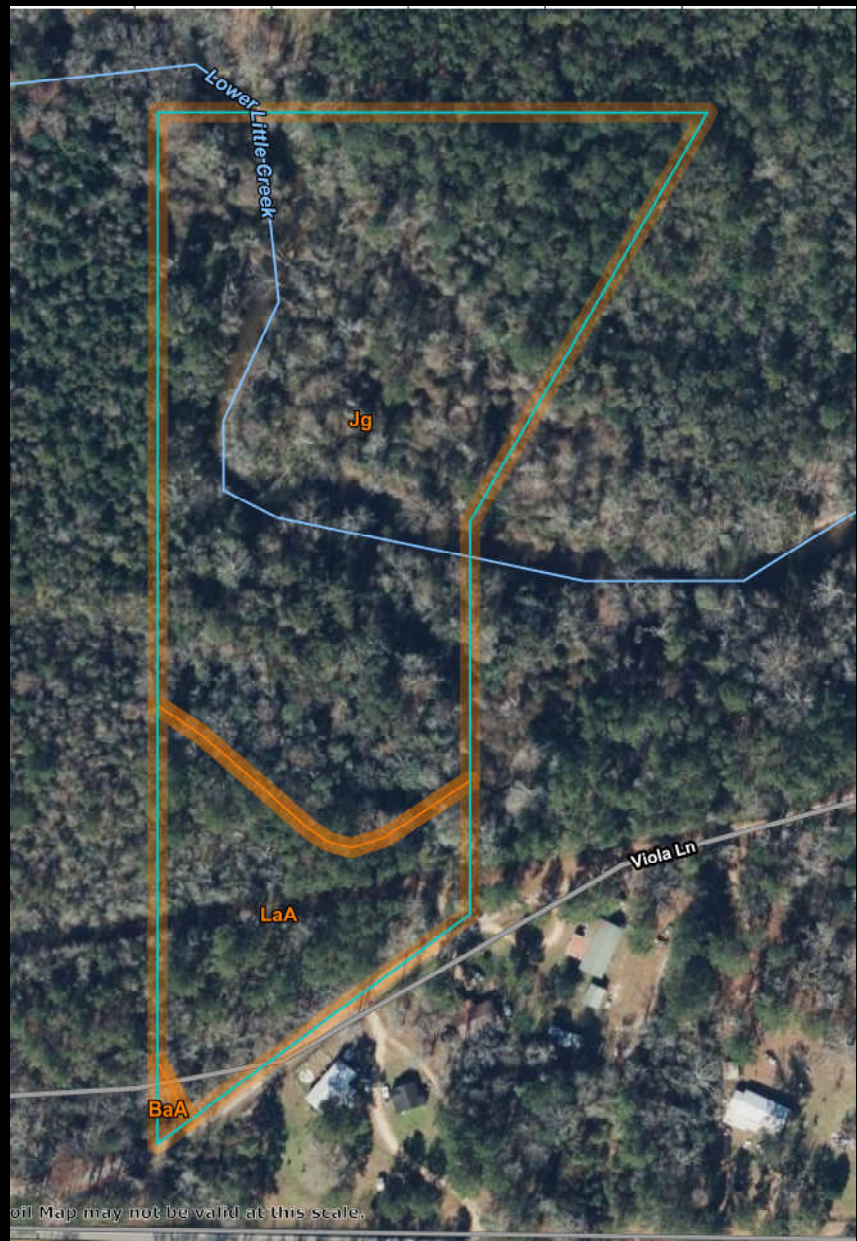
Right-of-way-0.4 ac.

#### 2022 Acquisition (low intensity) Timber Cruise Volumes & Value\*

Pine Pulpwood	16.9 tons	\$ 3.99	\$ 67.43
Pine Chip-N-Saw	23.7 tons	\$13.97	\$ 331.09
Pine Sawtimber	141.9 tons	\$23.79	\$ 3,375.80
Hardwood Pulp	181.6 tons	\$ 5.56	\$ 1,009.70
Hard Pallet	66.5 tons	\$21.15	\$ 1,406.47
Red Oak Saw	85.7 tons	\$45.00	\$ 3,856.50
White Oak Saw	13.1 tons	\$45.00	\$ 589.50
Misc. Hard Saw	65.9 tons	\$28.74	\$ 1,893.97
Total	595.3 tons		\$12,530.46

\* Average Prices as reported by MS Timber Price Report— 4th Qtr. 2021 for SW MS, published by MSU Extension Service.

Supplemental Maps  
Soil Types Map



**Corner Pipe**



**View of Ladder Stand**



**Aerial Oblique View of Tract**



**View along Lower Little Creek**



**View along Viola Lane**

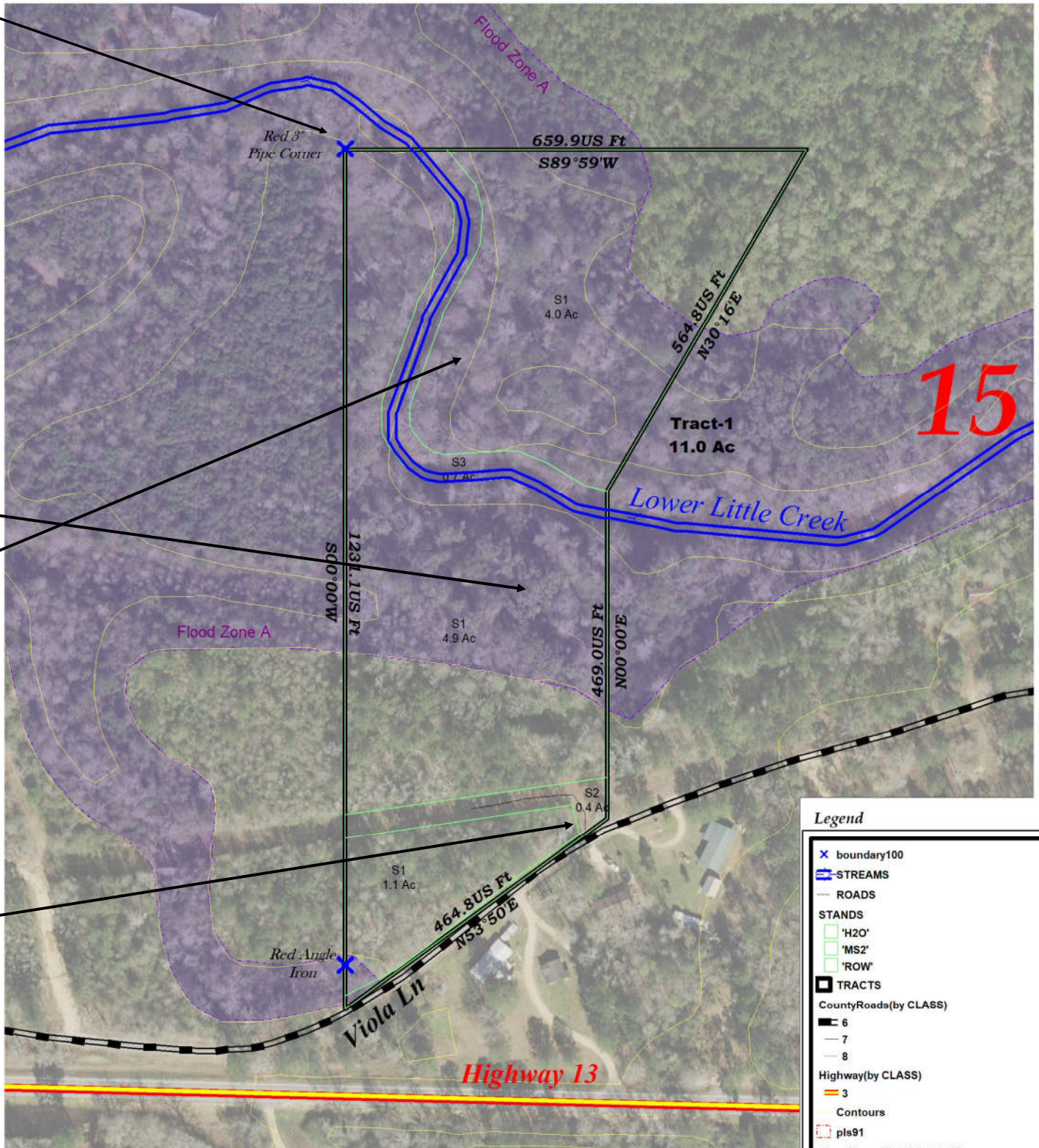
# Viola Lane Tract

2018 Photo Map  
 Section 15, T2N, R17W  
 Marion Co. MS

Stand #	Acreage	Description
3	0.7	H2O
1	9.9	MS2
2	0.4	ROW
<b>Total Acreage: 11.0</b>		



**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**

- boundary100
- STREAMS
- ROADS
- STANDS**
- 'H2O'
- 'MS2'
- 'ROW'
- TRACTS
- CountyRoads(by CLASS)**
- 6
- 7
- 8
- Highway(by CLASS)**
- 3
- Contours
- pls91
- FloodHazard(by FLD\_ZONE)**
- 'A'
- MARION\_20X.SID

Scale = 1 : 200.00 (In : US Feet)



03-22-2022

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“EVERYTHING TIMBERLAND”

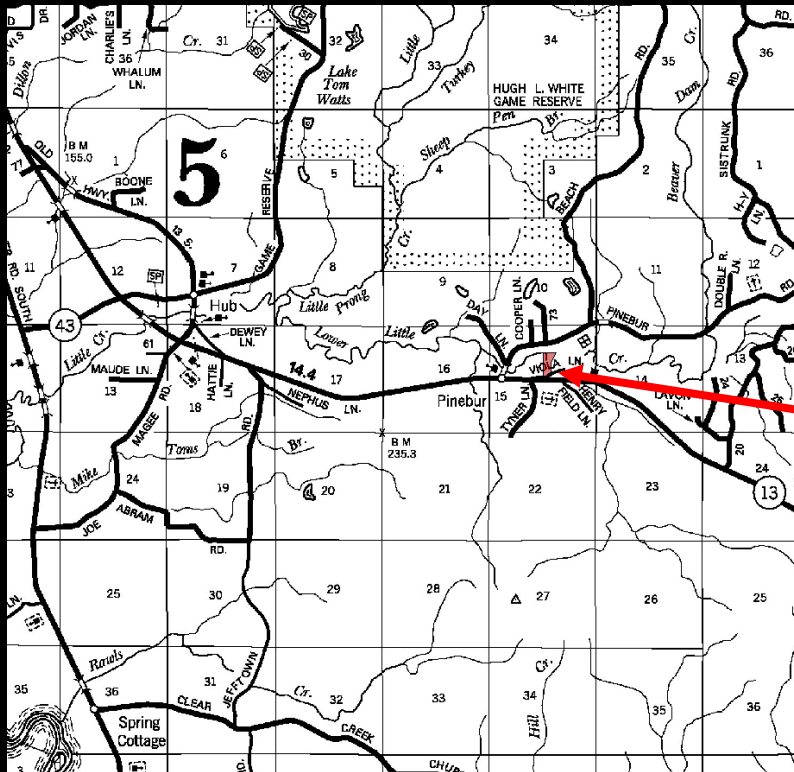
To view this property contact me.



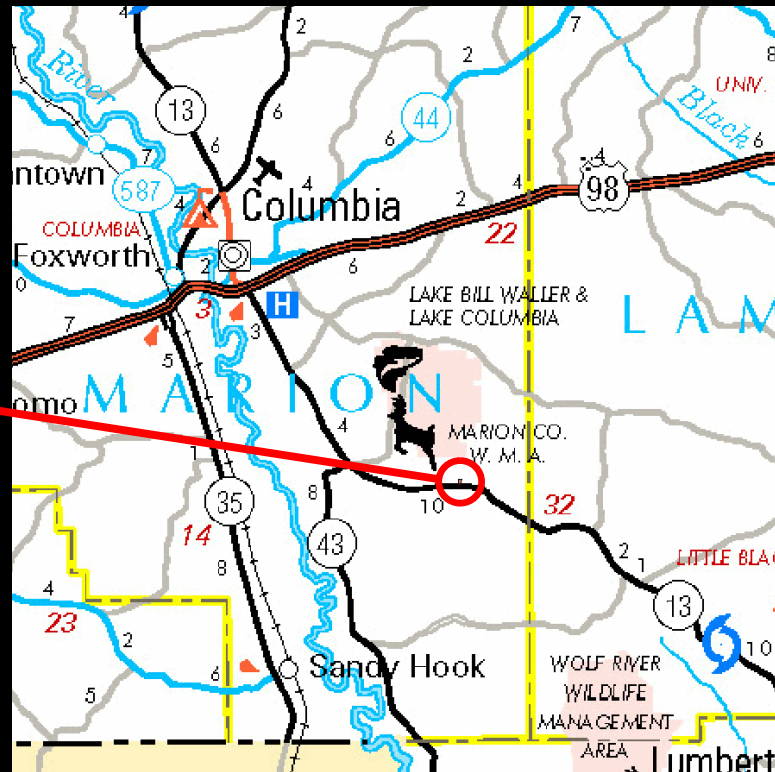
**Mark E. Dale**  
Forester/Broker/Appraiser  
Email: [theforestpro@bellsouth.net](mailto:theforestpro@bellsouth.net)  
Office: 601.587.4446  
Cell: 601.594.1564  
Email: [theforestpro@bellsouth.net](mailto:theforestpro@bellsouth.net)

Mailing Address Line 1  
Mailing Address Line 2  
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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.