

FOR SALE, ±119.6 ACRES

"Tanyard Creek Tract"

AN INVESTMENT GRADE TIMBERLAND PROPERTY

*A chance to own
property along Tanyard
Creek in the solitude of
Pinola, MS*

Property Amenities

This 119.6-acre property near MS Hwy 28 offers an exceptional combination of timber investment and outdoor recreation. The land is beautifully varied, featuring mature pine and massive hardwood timber stands that have been thoughtfully managed over the years. With 34.9 acres of very high-density pine pulpwood and 37.4 acres of medium-density pine chip-n-saw, both aged 24 years, the timber stands are poised for future harvests. Additionally, the property boasts 7 acres of massive hardwood sawtimber and 25.9 acres of intermediate hardwood, both 68 years old, adding diversity and long-term value. A 12.9-acre cutover, just two years old, provides the perfect opportunity for replanting or other land use.

The property includes 990 feet of frontage along Tanyard Creek and an additional 2,560 feet along one of its tributaries, making it a picturesque haven for wildlife and outdoor enthusiasts. Rolling hills define the topography, creating a natural and scenic environment entirely free of FEMA-indicated flood zones. For easy access, the tract features 1,067 feet of frontage on MS Hwy 28 and is serviced by over 3,000 feet of interior roads. Utilities adjoin the property, with electric service from Southern Pine EPA and water provided by Boggan Ridge Rural Water Association.

Large mast-producing oaks dot the landscape, attracting abundant wildlife and creating a paradise for sportsmen. Whether you're seeking an investment in premium timberland, a recreational retreat, or a future rural homestead, this property offers endless potential. Don't miss this unique opportunity to own a truly remarkable piece of Mississippi timberland. Schedule your tour today!



Hardwood Bottom

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$389,974 or \$3,260.65/ac

Tract Acreage: GPS Mapped 119.6; Deeded 121.84; Taxed 121.5

Tract Location-

Legal: PT NW4 SE4; PT NE4 SE4; SE4 SE4; Sec. 7: PT NW4 SW4; W2 SW4 SW4; PT NE4 SW4; Section 8: T10N, R19W, Simpson County, MS

Address: 2869-2873 MS Hwy 28, Pinola, MS 39149

Lat: 31°51' 51.4" N

Long: 89°56' 09.5" W

Paved Road Frontage: 1,067' MS Hwy 28

Interior Roads: 3,012'

Utilities-

Water: Boggan Ridge Rural Water As.

Electric: So. Pine EPA

Topography: Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes: 2024 \$346.07

FEMA Flood Zone: No Portions lie within the 100 year flood zone. MAP # 28127C0325D

History: Timberland

Mineral Rights: None

Streams: Tanyard Creek-990'; Tanyard Tributary stream 2,560'

Soils: Name, % Area, [Loblolly Site Index](#)

Ora Loam 2-5% slope, 10.9%, [84](#)

Pits-Udorthents complex, 0.2%, [84](#)

Ruston fine Sandy Loam 2-5% slope, 0.4%, [91](#)

Smithdale fine Sandy Loam 12-40% slope, 88.5%, [86](#)

Driving Directions: From the South intersection of Hwy 28/Hwy 43, drive Southeast on Hwy 28 for 1.2 miles; Tract will be on the right.

Owner Financing Available? No

Species Available for Hunting:

White-tailed Deer Wild Turkey
Squirrel Rabbit

Medium of Exchange: Cash or Equivalent/occupancy on closing.

Estimated Driving Times to Tract:

New Orleans: 169 mi, 2hr 49 min

Baton Rouge: 160 mi, 2hr 48 min

Jackson: 43 mi, 52 min

Hattiesburg: 60 mi, 1hr 7min

Sub-dividable?: No, tract offered in it's 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: Stand#-Type-Acres-Age

200 -(PP4)Pine Pulpwood Very High Density-[34.9 ac.](#)-[24 yrs](#)

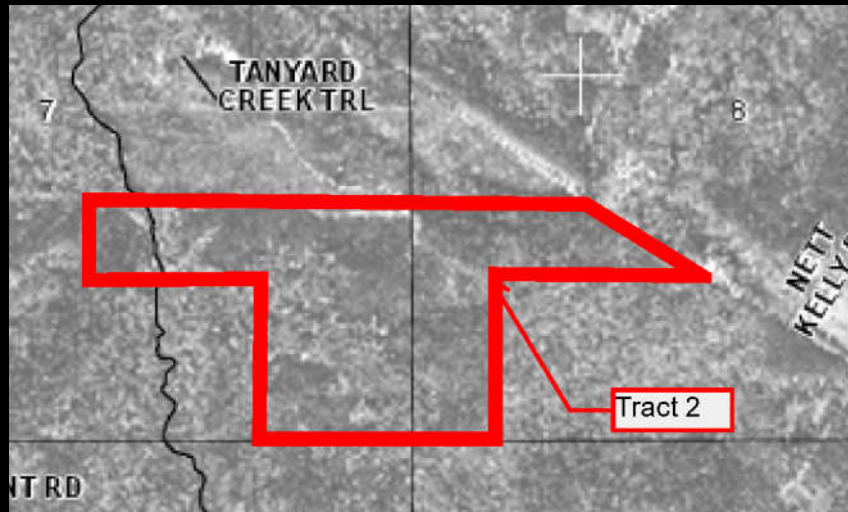
201 -(PI2)Pine Intermediate Med. Density-[37.4 ac.](#)-[24 yrs](#)

202 -(HS2)Hardwood Sawtimber Med. Density-[7.0 ac.](#)-[68 yrs](#)

203 -(HI2)Hardwood Intermediate Med. Density-[25.9 ac.](#)-[68 yrs](#)

204 -(MR0)Mixed Regeneration Low Density-[12.9 ac.](#)-[2 yrs](#)

No recent timber cruise available.



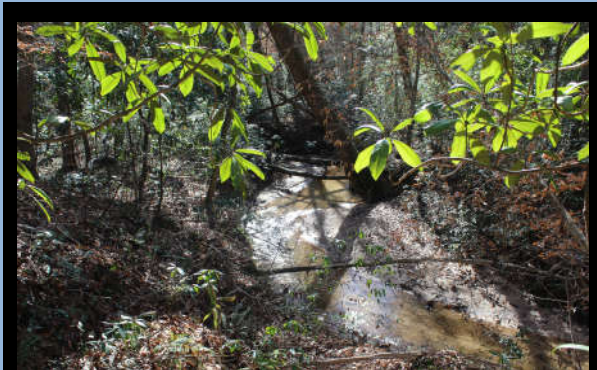
View North of Deer Stand



View South of Stand 201



Swamp Chestnut Oak Acorns



View of Tanyard Creek



View East of Stand 204



View West of Stand 202

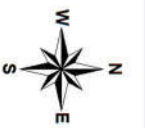
Tanyard Creek Tract

Timber Stand Map

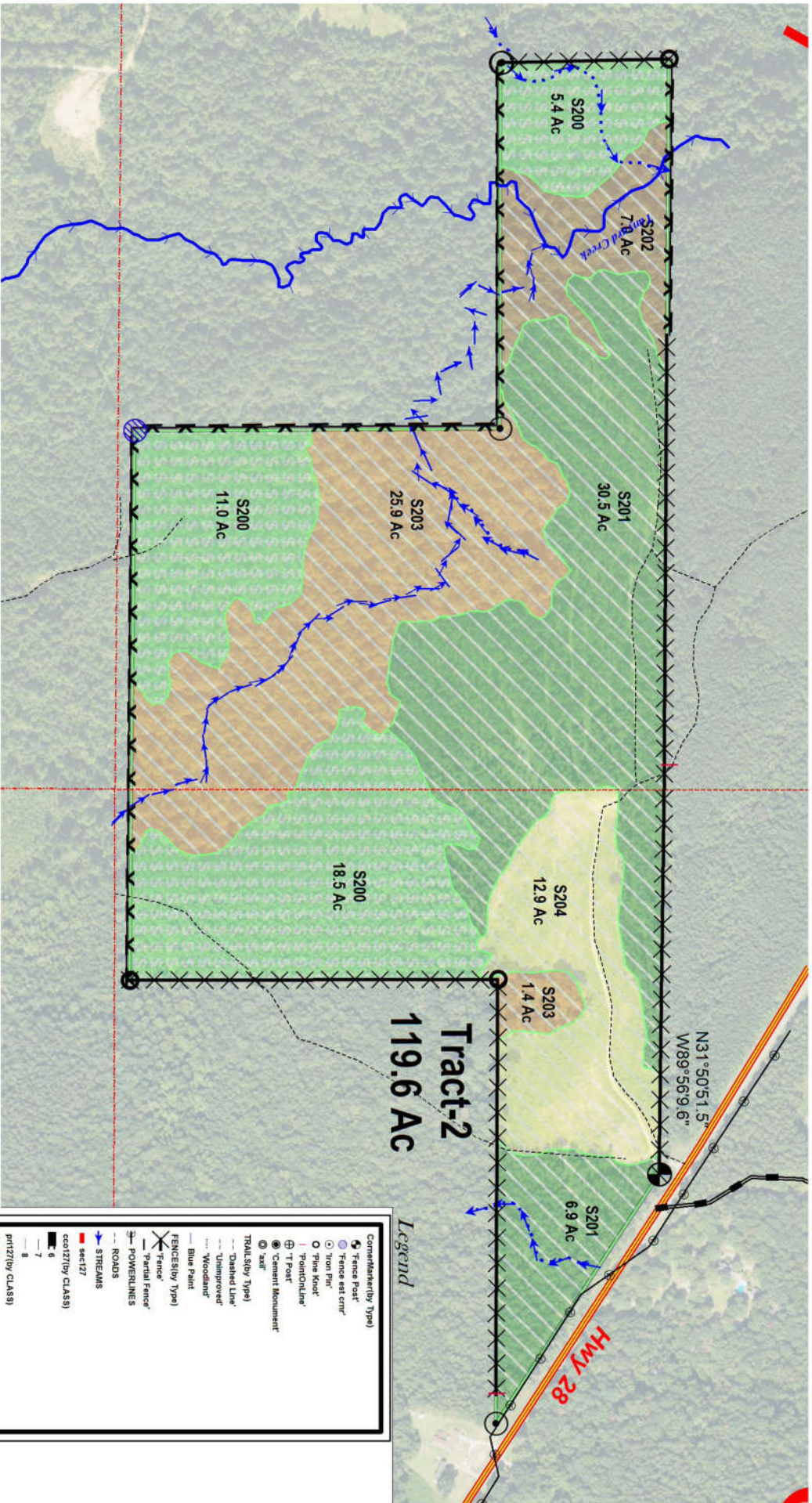
Section 7 & 8, T10N, R19W

Simpson Co. MS

Stand #	Acreage	Description
200	34.92	PP4
201	37.42	P12
202	7.02	HS2
203	27.34	HR2
204	12.94	MRO
Total Acreage: 119.64		



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Tract-2
119.6 Ac

N31°50'51.5"
 W89°56'9.6"

HWY 28

Legend

Comment/entry Type	Symbol/Color
Fence Post	Blue circle
Fence east.cmp'	Blue line
Iron Pin'	Orange circle
Iron Keel'	Orange line
Point/ChLine'	Red line
T Post'	Black line
Cement Monument'	Black circle
Real Slop (Type)	Blue circle
Dashed Line'	Dashed line
Unimproved'	Black line
Woodland'	Blue line
Blue Point	Blue circle
ENCESS (by Type)	Black line
Partial Fence'	Black line
POWERLINES	Black line
ROADS	Black line
STREAMS	Blue line
sec127 (by CLASS)	Black line
sec127 (by CLASS)	Black line
par127 (by CLASS)	Black line
par127 (by CLASS)	Black line
STANDS	Color swatches
200	Light Green
201	Medium Green
202	Dark Green
203	Light Yellow
204	Light Brown
TRACTS	Color swatches
2	Light Green
1	Light Brown

Scale = 1 : 550.00 (In : US Feet)



12-20-2024

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“EVERYTHING TIMBERLAND”

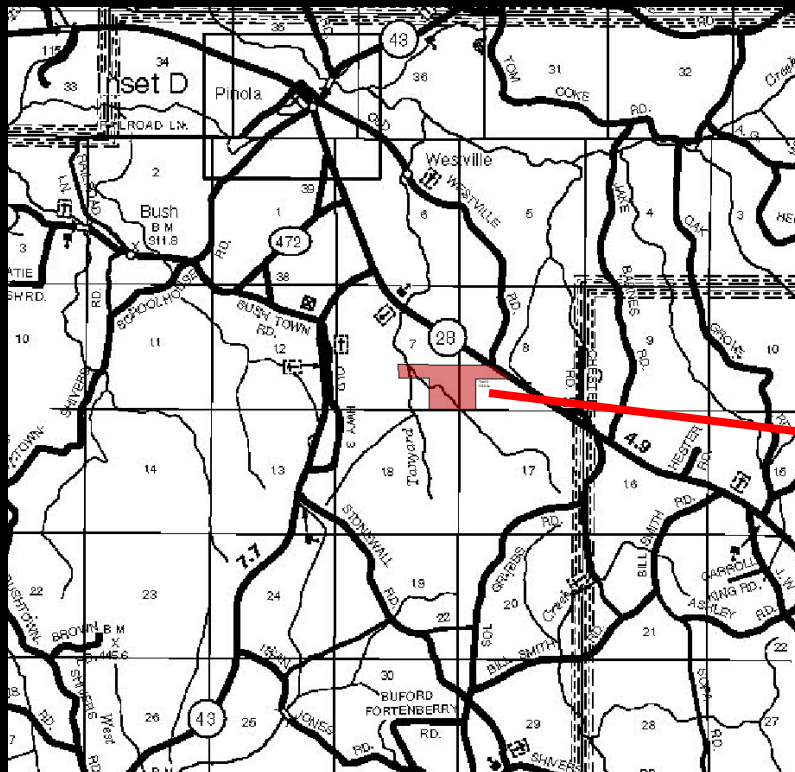
To view this property contact me.



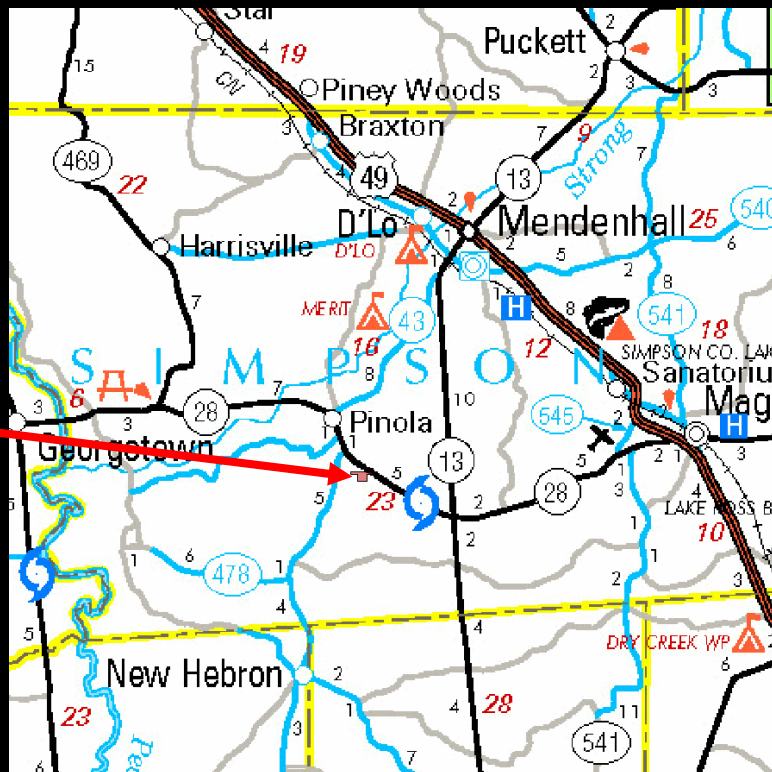
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 Mailing Address Line 3
 Mailing Address Line 4
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Area Location Map



County Location Map

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