

FOR SALE, ±181.7 ACRES

“Tanyard Creek Headwaters”

AN INVESTMENT GRADE TIMBERLAND PROPERTY

*A chance to own a
quality timberland and
recreational property.*

Property Amenities

Welcome to 181.7 amazing acres of prime timberland in Simpson County, Mississippi. Perfectly blending investment potential and outdoor recreation, this property is a haven for timberland investors and avid hunters. Towering pines, mature hardwoods, and a small area of recently cutover stands showcase both decades of growth and the promise of future deer holding bedding areas, while Tanyard Creek meanders gracefully across the land, offering a serene backdrop and vital water source for abundant wildlife.

The gently rolling terrain, crisscrossed by over 6,698 feet of interior roads, ensures easy navigation for hunting, logging, or leisurely exploration. Whitetail deer, wild turkey, and small game thrive here, making it a sought-after destination for hunting enthusiasts. Utilities, including water and electricity, are conveniently located nearby, enhancing the property's versatility.

Accessible via a 60-foot-wide easement from Sol-Grubbs Road, this secluded tract feels miles away from the world, yet is just under an hour from Jackson and within easy reach of New Orleans and Baton Rouge.

Don't miss this rare opportunity to own a timberland retreat that offers both long-term investment returns and countless memories in the great outdoors. Call today to schedule your visit or secure a Temporary Access Permit for self-guided exploration.



View West of Stand 300

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$547,611 or \$3,013.82/ac

Tract Acreage: GPS Mapped 181.7; Deeded 180; Taxed 180

Tract Location-

Legal: E2 SE4, SE4 NE4, Sec. 18; & W2 NW4 SW4, SW4 SW4, Sec. 17: T10N, R19W, Simpson County, MS

Address: 540-578 Sol-Grubbs Rd, Mendenhall, MS 39114

Lat: 31°49' 39.4" N

Long: 89°56' 02.2" W

Paved Road Frontage: 60' wide Easement to Sol-Grubbs Road.

Interior Roads: 6,698'

Utilities-

Water: Shivers Water As.

Electric: So. Pine EPA

Topography: Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes: 2024 - \$550.68

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

History: Timberland

Mineral Rights: None

Streams: Tanyard Creek- 4,120'.

Soils: Name, % Area, Loblolly Site Index

Ruston fine Sandy Loam 2-5% slope, 13.9%, 91

Savannah Loam 2-5% slope, 4.1%, 81

Savannah Loam 5-8% slope, 0.1%, 81

Smithdale fine Sandy Loam 8-15% slope, 3.0%, 86

Smithdale fine Sandy Loam 12-40% slope, 78.9%, 86

Driving Directions: From the South intersection of Hwy 28/Hwy 43, drive Southeast on Hwy 28 for 2.2 miles; Turn right onto Holyfield Rd and drive for 0.6 miles; Turn right onto Sol Grubb Rd and drive for 0.7 miles to Tract (on 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 41 min

Baton Rouge: 166 mi, 2hr 42 min

Jackson: 47 mi, 55 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.

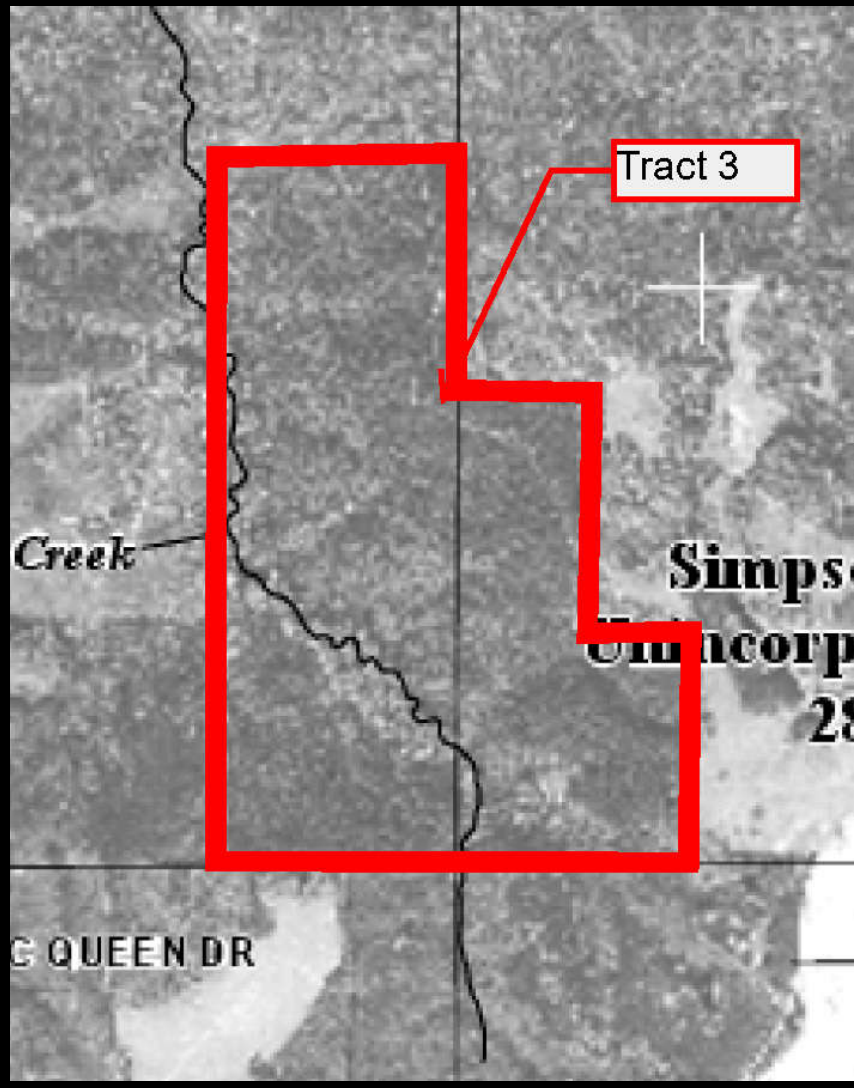
Timber: Stand#-Type-Acres-Age

300 -(P12)Pine Intermediate Med. Density-146.4 ac,-28 yrs

301 -(H12)Hardwood Intermediate Med. Density-18.9 ac,-59 yrs

302 -(MRO)Mixed Regeneration Low Density-16.4 ac,-1 yrs

No recent timber cruise available.



View of Hardwood Stand



View of Old Food Plot



View of Tanyard Creek



View NE of Sol Grubbs Road at Entrance



View of Stand 300

Tanyard Creek Headwaters

Timber Stand Map

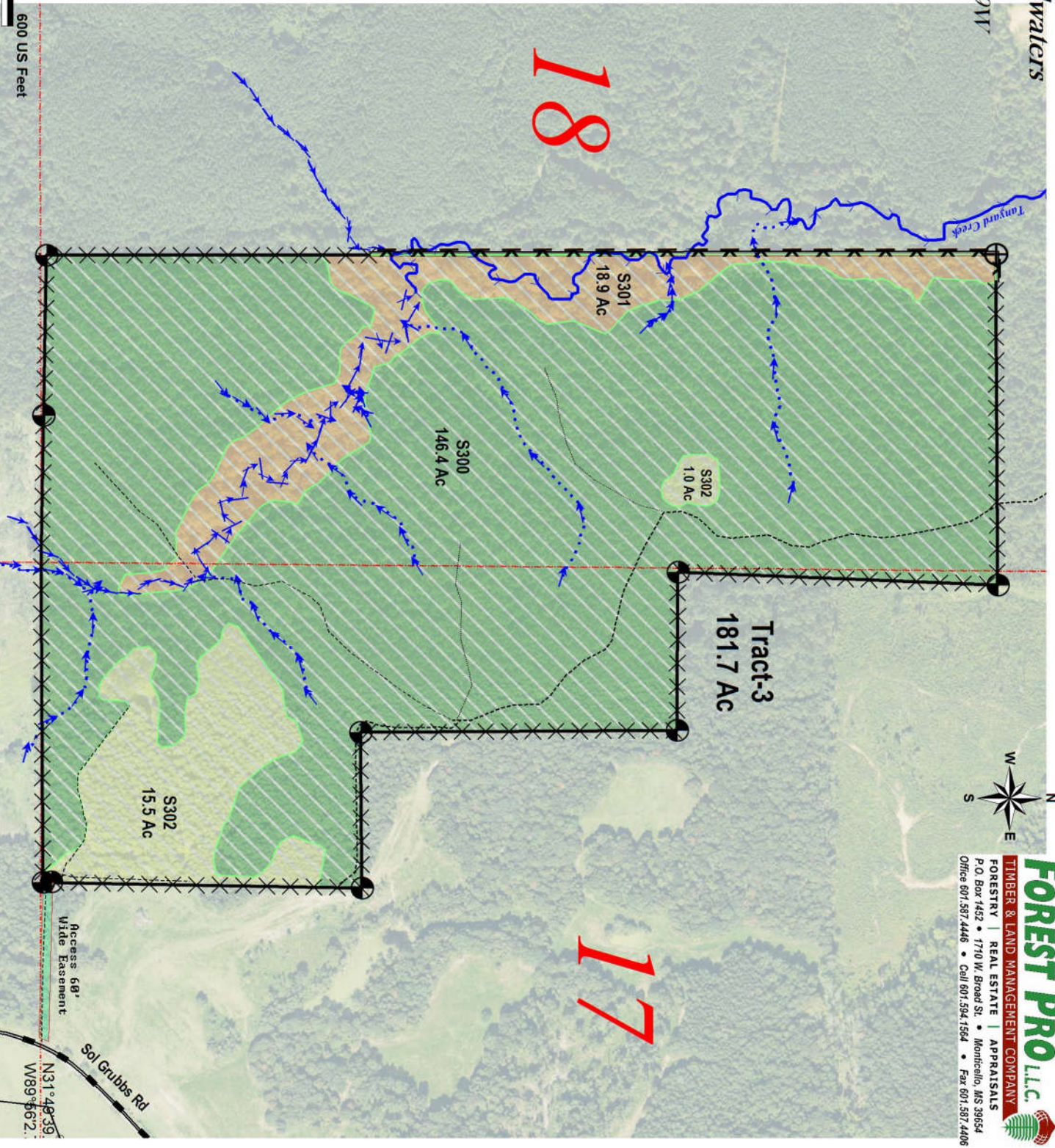
Sections 17 & 18, T10N, R19W

Simpson Co. MS

Stand #	Acrage	Description
300	146.35	PI2
301	18.86	H12
302	16.45	MR0
Total Acreage:		181.66

Legend

CornerMarker (by Type)	● 'Iron Pin'	○ 'Pine Knot'	⊕ 'T Post'	⊙ 'Cement Monument'	⊙ 'xaki'
TRAILS (by Type)	— 'Dashed Line'	— 'Unimproved'	— 'Woodland'	— 'Blue Paint'	
FENCES (by Type)	— 'Fence'	— 'Partial Fence'	— 'POWERLINES'	— 'ROADS'	— 'STREAMS'
AccessEasement	— 'sec127'	— 'ccot127 (by CLASS)'	— 'pm127 (by CLASS)'	— 'ps127'	
STANDS	300	301	302		
TRACTS	3				



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Scale = 1 : 600.00 (1in : US Feet)

12-20-2024

FOREST PRO L.L.C.

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“EVERYTHING TIMBERLAND”

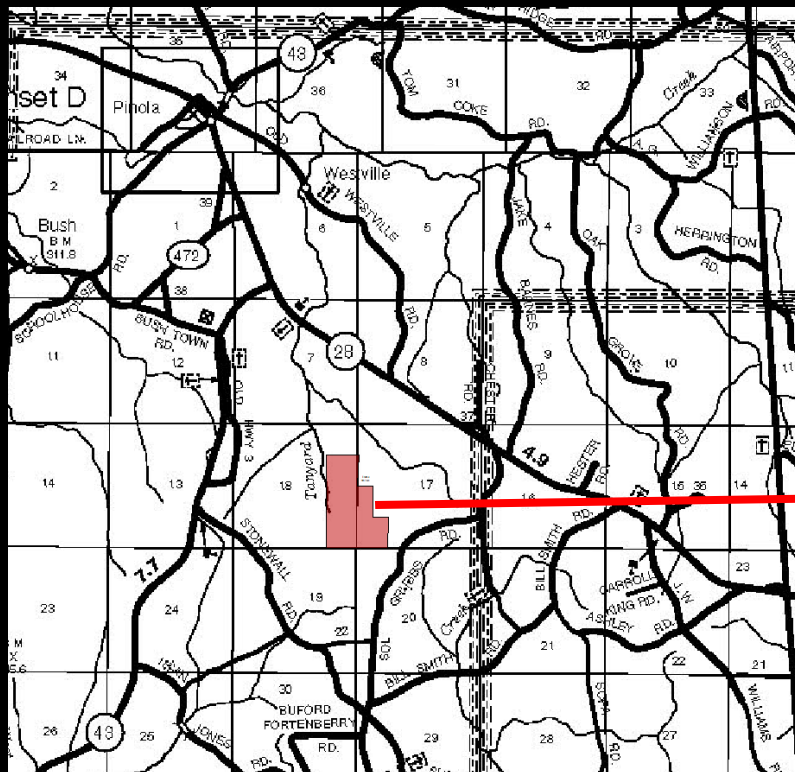
To view this property contact me.



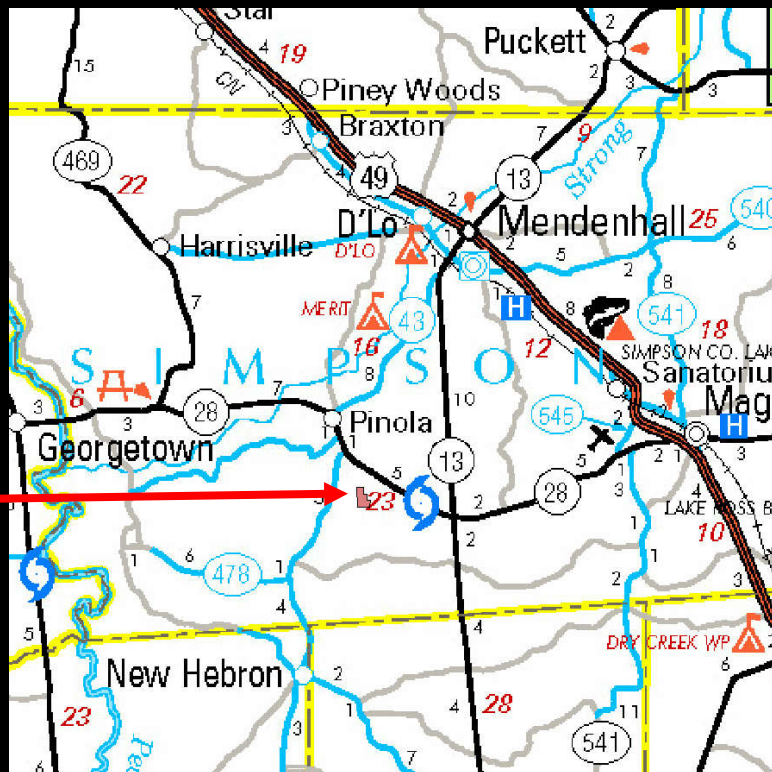
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Area Location Map



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.