

# FOR SALE, ±190 ACRES

## “Williams Creek Tract”

### AN INVESTMENT GRADE TIMBERLAND PROPERTY

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

#### Property Amenities

Step into a premium investment and recreational opportunity with this 190.1-acre tract of meticulously managed timberland. Nestled near the solitude of Pinola, MS, this property features:

**Diverse Timber Stands:** Pine (6–28 years old) and Hardwood (44–58+ years old) covering 183.8 acres, providing both pulpwood and Chip-N-Saw sized stands of varying densities.

**Creek Frontage:** Over 5,043 feet along Williams Creek, ideal for enhancing wildlife and aesthetic value.

**Infrastructure:** 5,250 feet of interior roads and seamless access via a permanent easement from Highway 478.

**Utility Access:** Electric power located just 750 feet away.

**Rolling Topography:** 100% Usable land without FEMA flood zones.

With five open areas ready for conversion to wildlife food plots, this property is perfect for sportsmen, conservationists, or investors looking for exceptional land

management and recreational potential. Currently unoccupied by hunters, it offers pristine peace and quiet rarely found in today's market.

This is more than timberland—it's a legacy. Contact us to explore this one-of-a-kind opportunity.



Pre-existing house stand.

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

#### Just the Facts:

**Sales Price:** \$536,125 or \$2,820.23/ac

**Tract Acreage:** GPS Mapped 190.1; Deeded 190.0; Taxed 190.0

#### Tract Location-

**Legal:** NW4 NE4; NE4 NE4 less NE4; SE4 NE4; E2 SE4 . Section 9, T10N, R20W, Simpson County, MS

**Address:** 1200 MS Hwy 472, Pinola, MS 39149

**Lat:** 31°51' 36.5" N

**Long:** 90°01' 07.2" W

**Paved Road Frontage:** None, Access via easement.

**Interior Roads:** 5,250'

#### Utilities-

**Water:** Boggan Ridge Rural Water As.

**Electric:** So. Pine EPA

**Topography:** Rolling

**Zoning:** Rural, Timberland

**Ad Valorem Taxes:** 2024 \$571.15

**FEMA Flood Zone:** No Portions lie within the 100 year flood zone. MAP # 28127C0300D

**History:** Timberland

**Mineral Rights:** None

**Streams:** Williams Creek-5,043'

**Soils:** Name, % Area, loblolly Site Index

Petal & Smithdale 8-15% slope, 55.2%, 88

Petal & Smithdale 15-35% slope, 31.4%, 88

Savannah Loam 2-5% slope, 25.5%, 81

**Driving Directions:** From intersection of Hwy 28/ Hwy 43 in Pinola, MS, drive Southeast on Hwy 28 for 0.8 miles; turn right on Hwy 472 and drive 4.3 miles to entrance road (Gravel Dr.) to tract.

**Estimated Driving Times to Tract:**

New Orleans: 175 mi, 2hr 46 min

Baton Rouge: 169 mi, 2hr 38 min

Jackson: 45 mi, 54 min

Hattiesburg: 66 mi, 1hr 12min

#### Species Available for Hunting:

White-tailed Deer    Wild Turkey  
Squirrel                Rabbit

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

**Owner Financing Available?** No

**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](http://www.theforestpro.com/pdf/doc_1208180549.pdf)) and fax it back to (601) 587-4406.

#### Timber: Stand#-Type-Acres-Age

100 -(PI3)Pine Intermediate High Density-6.0 ac-**28 yrs**

101 -(PI2)Pine Intermediate Med. Density-118.3 ac-**28 yrs**

102 -(PP2)Pine Pulpwood Med. Density-30.3 ac-**20 yrs**

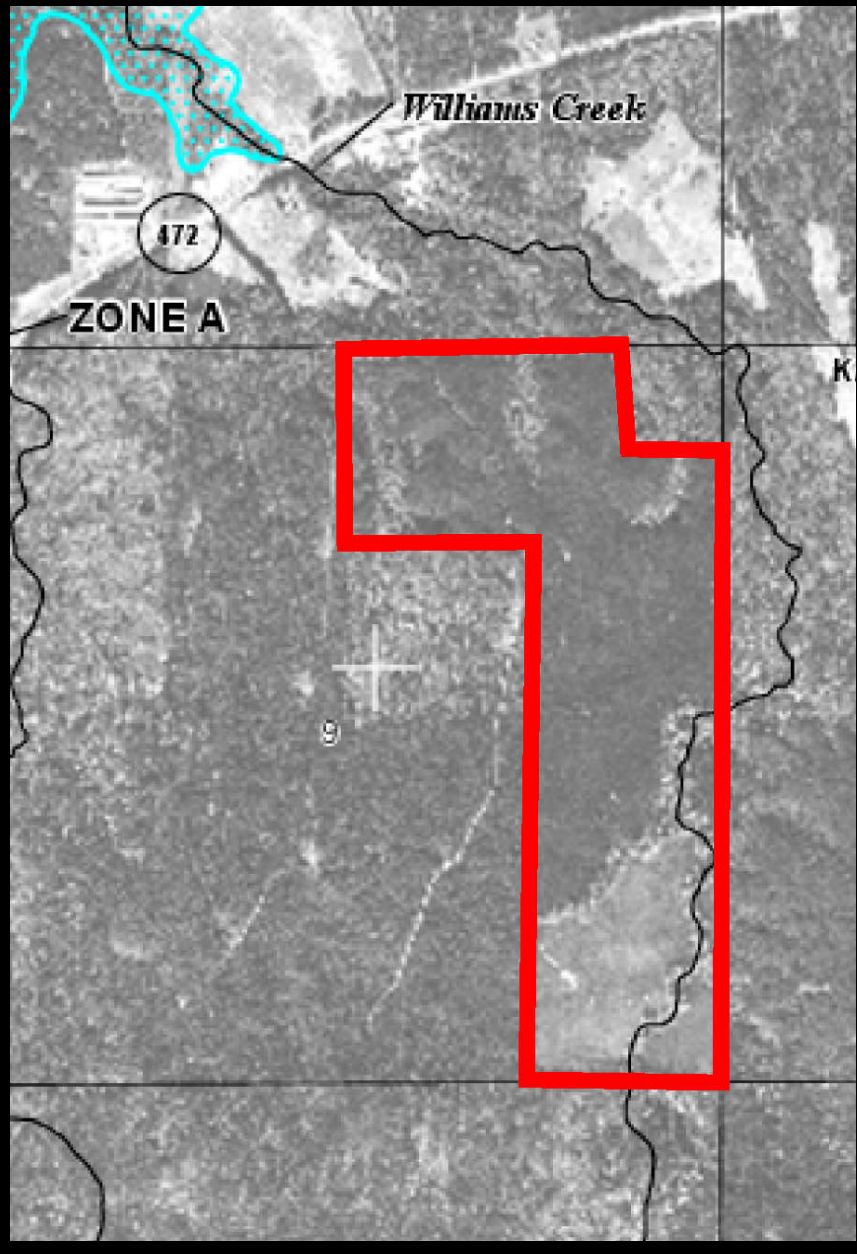
103 -(PP4)Pine Pulpwood Very High Density-1.2 ac-**20 yrs**

104 -(PP3)Pine Pulpwood High Density-6.5 ac-**20 yrs**

105 -(HI2)Hardwood Intermediate Med. Density-17.6 ac-**58+ yrs**

106 -(HP2)Hardwood Pulpwood Med. Density-10.2 ac-**44 yrs**

No recent timber cruise available.



*View of Old Food Plot*



*View South from NW corner*



*View of Hardwood Stand*



*View West*



*View of Williams Creek*

**Williams Creek Tract**  
 Timber Stand Map  
 Section 9, T10N, R20W  
 Simpson Co. MS

Stand #	Acreage	Description
100	6.04	PI3
101	118.34	PI2
102	30.26	PP2
103	1.20	PP4
104	6.45	PP3
105	17.60	HI2
106	10.16	HP2
<b>Total Acreage: 190.05</b>		



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 Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406

*Legend*

**CornerMarker(by Type)**

- 'Fence Post'
- 'Fence est crnr'
- 'Iron Pin'
- 'Pine Knot'
- 'PointOnLine'
- 'T Post'
- 'Cement Monument'
- 'axil'

**TRAILS(by Type)**

- 'Dashed Line'
- 'Unimproved'
- 'Woodland'
- Blue Paint

**FENCES(by Type)**

- 'Fence'
- 'Partial Fence'

**POWERLINES**

**ROADS**

**STREAMS**

**sec127**

**cco127(by CLASS)**

- 6
- 7
- 8

**pri127(by CLASS)**

- 2
- 3

**pls127**

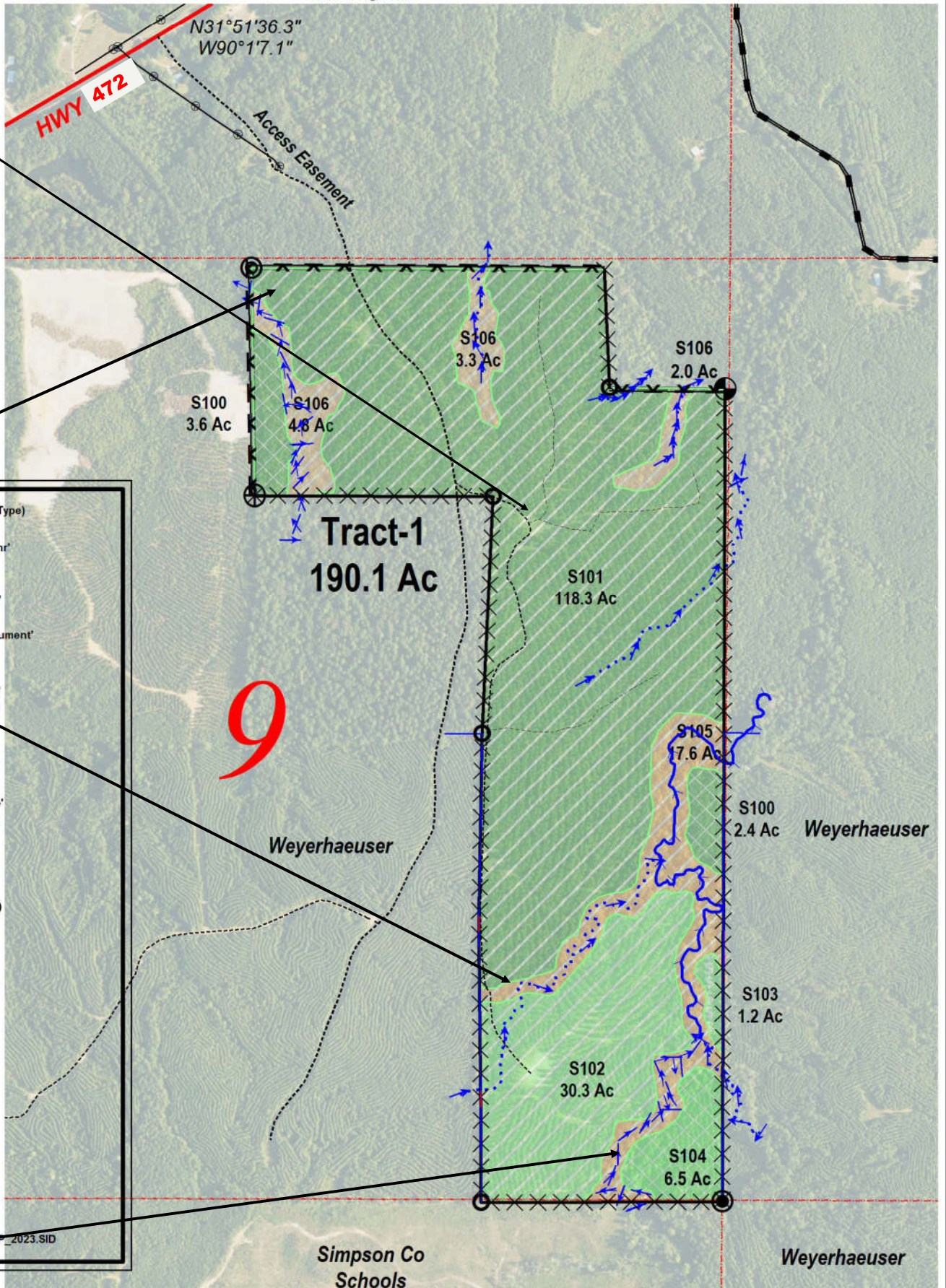
**STANDS**

- 100
- 101
- 102
- 103
- 104
- 105
- 106

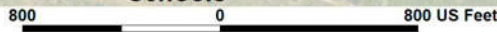
**TRACTS**

- 1

SIMPSON\_NAIP\_2023.SID



Scale = 1 : 800.00 (In : US Feet)



12-20-2024

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*“EVERYTHING TIMBERLAND”*

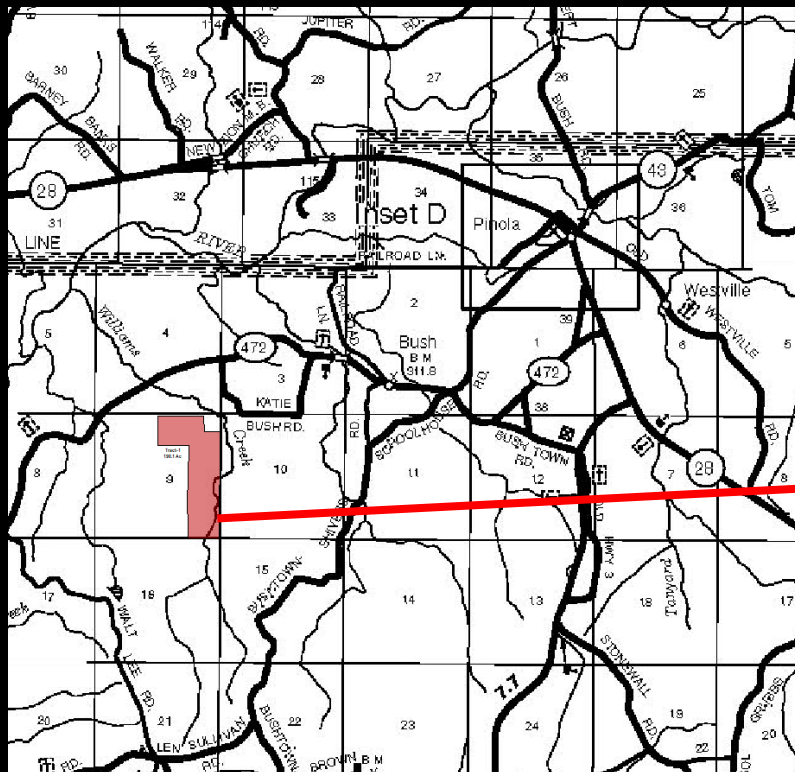
To view this property contact me.



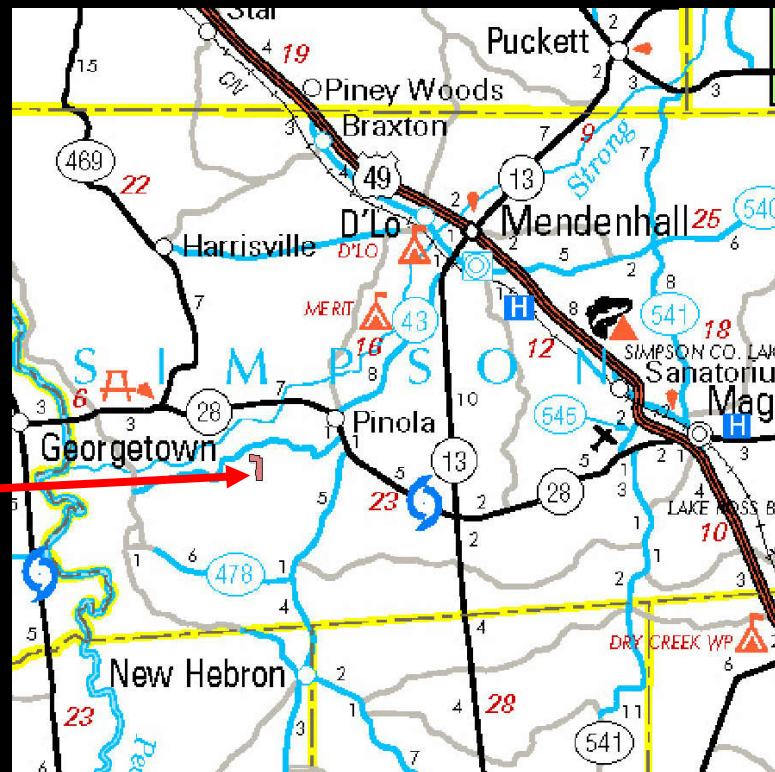
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[www.timberlandsales.com](http://www.timberlandsales.com)



Area Location Map



County Location Map

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