

FOR SALE, ±137 ACRES

"Crossroads Laj Mahal"

A FISHERMAN'S RETIREMENT PROPERTY

*A fisherman's ideal
retirement property
that can be enjoyed
year-round.*

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Property Amenities

Just 7 miles from Bogalusa one can find one a property that is ideally suited to the retiree who likes to fish or it can be used as a corporate retreat.

This former corporate meeting hall features a 2BD/2.5BA lodge located on a 6.3 acre lake stocked with stocked full of Catfish. You can fish off generous porches located on three side of the lodge! It's situated just seven miles from Bogalusa but retains a very secluded feel. It includes an asphalt drive with plenty of parking but the petite yard will require minimal maintenance.

There are also ample hunting opportunities for deer, turkey, and wild pig on the property or on the nearby 13,000+ac Old River WMA. The property can be purchased in total (137ac) or as 113 acres of timberland and 25.2 acres with the lake and lodge.



Entering Laj Mahal

Just the Facts:

Sales Price: \$565,000 in total (137 acres) or Tract 1 113.5 ac for \$340,000 or Tract 2 25.2 ac with lodge for \$245,000.

Tract Acreage:

Mapped 138.7 ±, Taxed 136.93, Deeded 136.93

Tract Location:

Legal: Part of NW4, Section 35, T3S, R18W, Pearl River County, MS

Address: 6307-6493 Hwy 43, Poplarville, MS 39470

Lat: 30°44' 57.29" N

Long: 89°46' 30.65" W

Paved Road Frontage: 1018' on Hwy 43 South.

Interior Roads: 898 feet asphalt drive & 1.18 miles Dirt

Utilities:

Water: Private Well

Electric: Entergy

Topography: Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes: 2015 - \$2,578.14

FEMA Flood Zone: Flood map 28108C0360F, apx. <3% of acreage

History:

Timberland

Mineral Rights: 50%

Streams: Small branch, 6.3 ac lake

Soils:

Name, % Area, Site Index

Arkabutla-Rosebloom as., 10.2%, 100

Latonia fine sandy loam, 3.0%, 90

Malbis fine sandy loam, 1.8%, 90

Ruston fine sandy loam, 5.7%, 91

Smithdale sandy loam, 23.5%, 86

Smithton sandy loam, 2.0%, 86

Susquehanna loam, 53.8%, 78

Driving Directions: From Hwy 26/Hwy 43 intersection, drive South on Hwy 43 go 2.8 miles, Tract is on the West Side of Road (☺) .

Estimated Driving Times to Tract:

New Orleans: 69 mi, 1 hr 12 min

Baton Rouge: 103 mi, 2hr 1 min

Hattiesburg: 57 mi, 1 hr 5 min

Biloxi: 83 mi, 1 hr 34 min

Species Available for Hunting:

White-tailed Deer Wild Turkey

Squirrel Rabbit

Wild Hogs

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? No

Sub-dividable? Yes into 25.2 ac. with Lodge & 113.5 ac. timberland tracts.

How to view the property: Appointment Only.

Timber: Type-Acres-Age 2015

Pine Regeneration Med. Density - 70.5ac - 3 years

Pine Intermediate Med. Density - 26.3 ac - 38yr

Mixed Intermediate Med. Density - 32.4 ac - 38yr

Hardwood Intermediate Med. Density - 2.9 ac - 40+ yr

Water - 6.3 ac

July 2015 Timber Cruise Est. Volumes of 67.5 remaining acres & Value

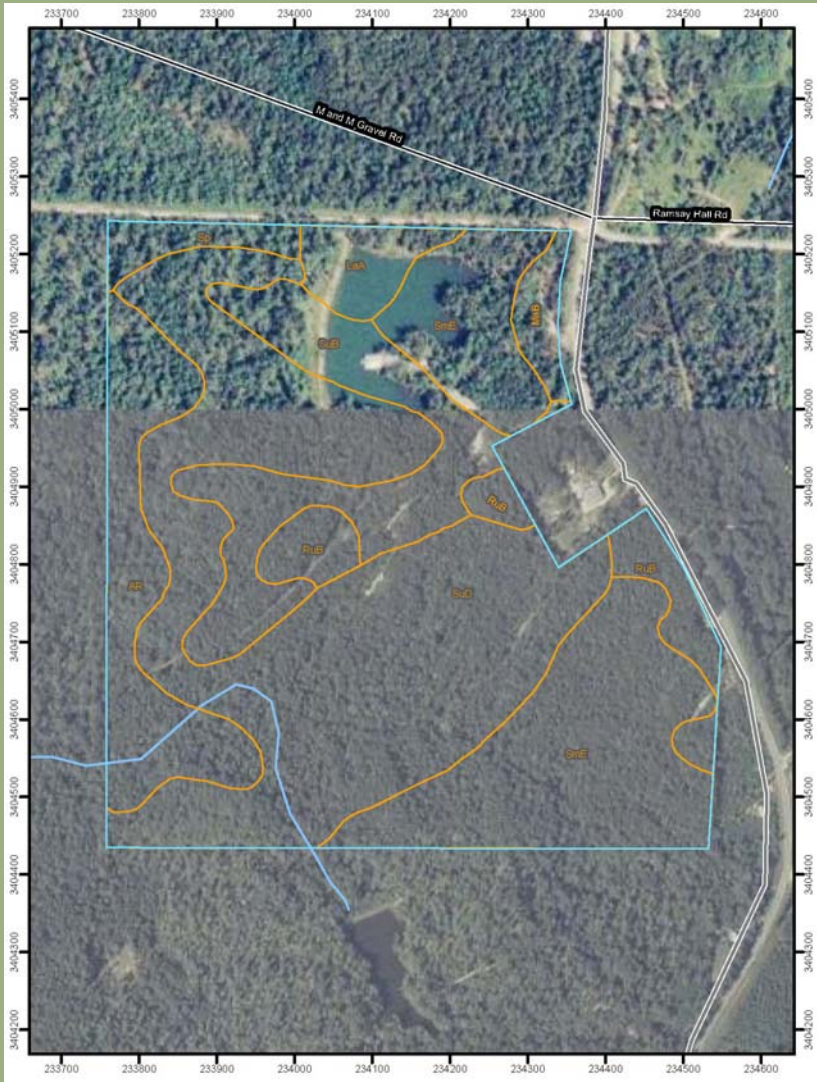
Pine Pulpwood	584 tons	\$ 8.00	\$ 4,669.10
Pine Chip-N-Saw	595 tons	\$14.00	\$ 8,321.53
Pine Sawtimber	1,895 tons	\$24.00	\$45,469.83
Pine Top-wood	362 tons	\$ 5.71	\$ 2,068.10
Hardwood Pulp	2,490 tons	\$ 5.00	\$12,453.18
Hardwood Saw	373 tons	\$33.68	\$12,563.00
Total	6,299 tons		\$85,544.74**

****Estimated volumes were derived from a cruise performed in 2015. While this cruise was performed by a creditable contractor any prospective buyers are encouraged to have an up to date timber cruise performed should they want to know current timber volumes and survey current timber markets for pricing information. 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 & values, or acreages.**

Improvements

Lodge — 2504 sq ft., 2BD, 3BA, Plywood Exterior, Metal Gabled Roof, Ceramic Tile Floors, Drywall.

Supplemental Maps
Soils Map



View of Lake and Lodge



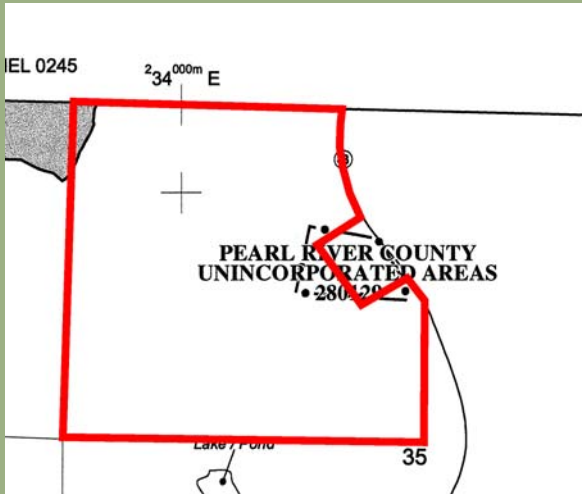
View of Back Porch

Soils Table

Pearl River County, Mississippi (MS109)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AR	Arkabutla-Rosebloom association, frequently flooded	13.5	10.2%
LaA	Latonia fine sandy loam, 0 to 2 percent slopes	3.9	3.0%
MaB	Malbis fine sandy loam, 2 to 5 percent slopes	2.4	1.8%
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	7.6	5.7%
SmE	Smithdale sandy loam, 15 to 20 percent slopes	31.1	23.5%
Sp	Smithton sandy loam	2.7	2.0%
SuB	Susquehanna loam, 2 to 5 percent slopes	16.6	12.6%
SuD	Susquehanna loam, 5 to 10 percent slopes	54.5	41.2%
Totals for Area of Interest		132.3	100.0%



View of Lodge on Lake



FEMA Map Panel #28109C0360F indicates that no areas of the subject property are located within Flood Zone A.



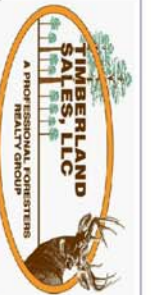
View of Kitchen



View of Lodge on Driveway

"Laj Mahal Tract"
Section 35, T3S, R18W
Pearl River Co. MS

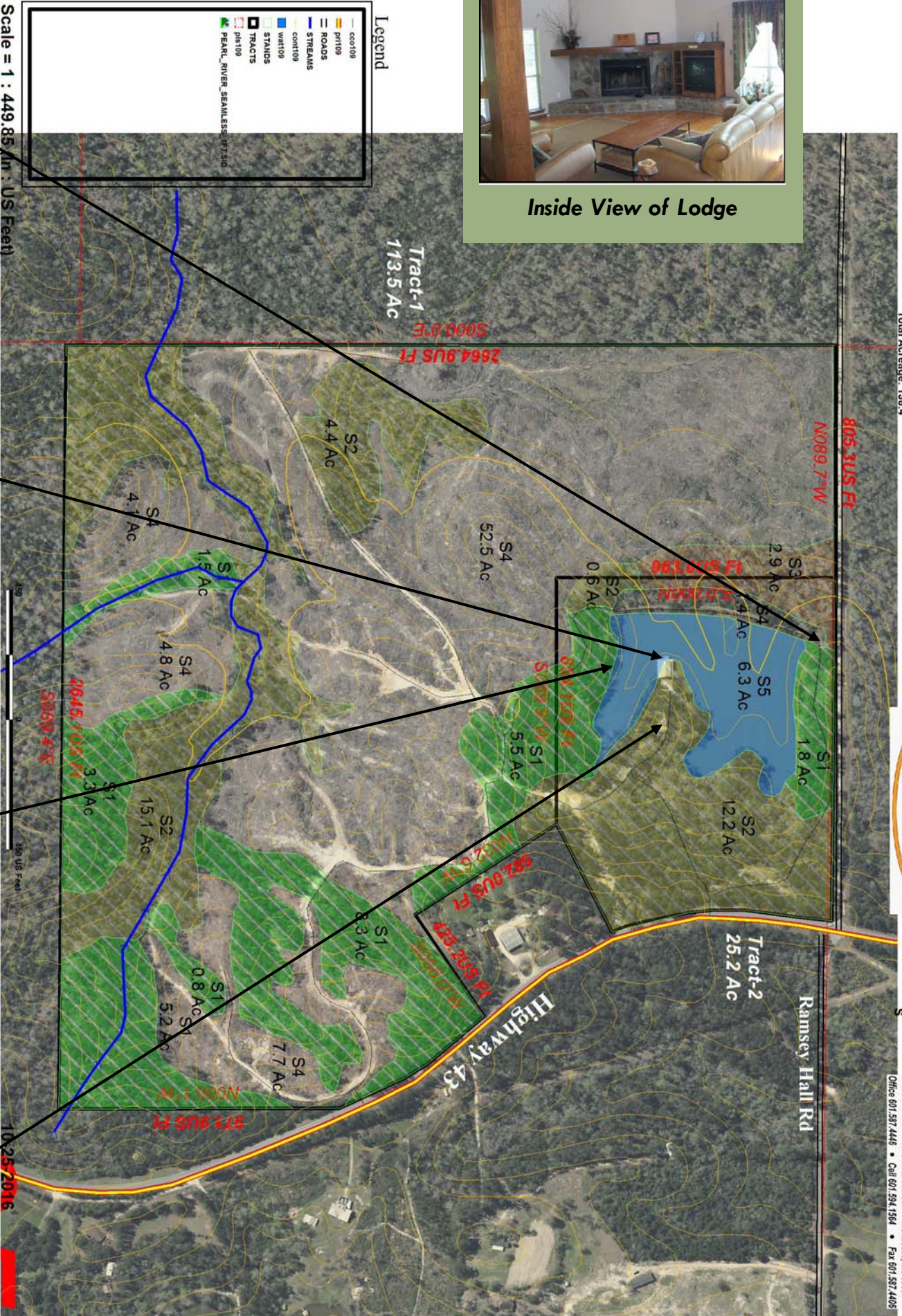
Stand #	Acreage	Description
1	26.3	PI2
2	32.4	MI2
3	2.9	HI2
4	70.5	ORO
5	6.3	H2O
Total Acreage: 138.4		



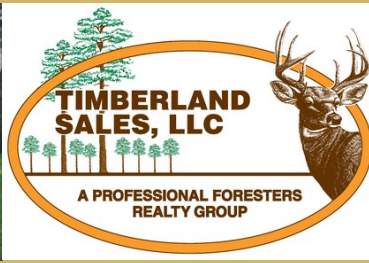
FOREST PRO LLC
TIMBER & LAND MANAGEMENT COMPANY
FORESTRY | REAL ESTATE | APPRAISALS
P.O. Box 4152 • 1770 W. Broad St. • Monticello, MS 39064
Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4405



Inside View of Lodge



"WE KNOW TIMBER, WE KNOW LAND"



To view this property contact me.

Mark E. Dale

POB 1452

Monticello, MS 39654

Email: theforestpro@bellsouth.net

Forester/Broker/Appraiser

Office: 601.587.4446

Cell: 601.594.1564

Fax: 601.587.4406

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

Were on the Web!

www.theforestpro.com &
www.timberlandsales.com

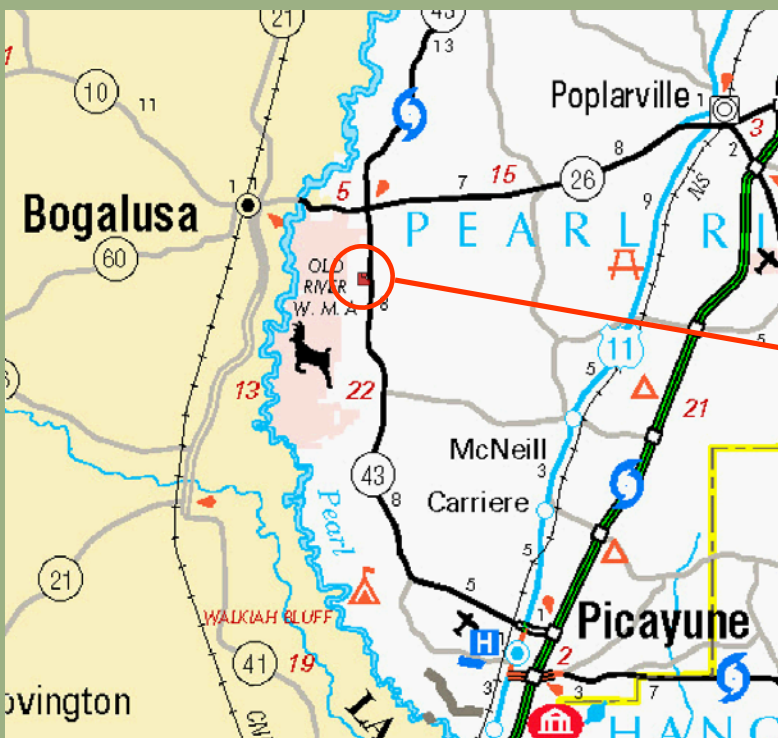
Mailing Address Line 1

Mailing Address Line 2

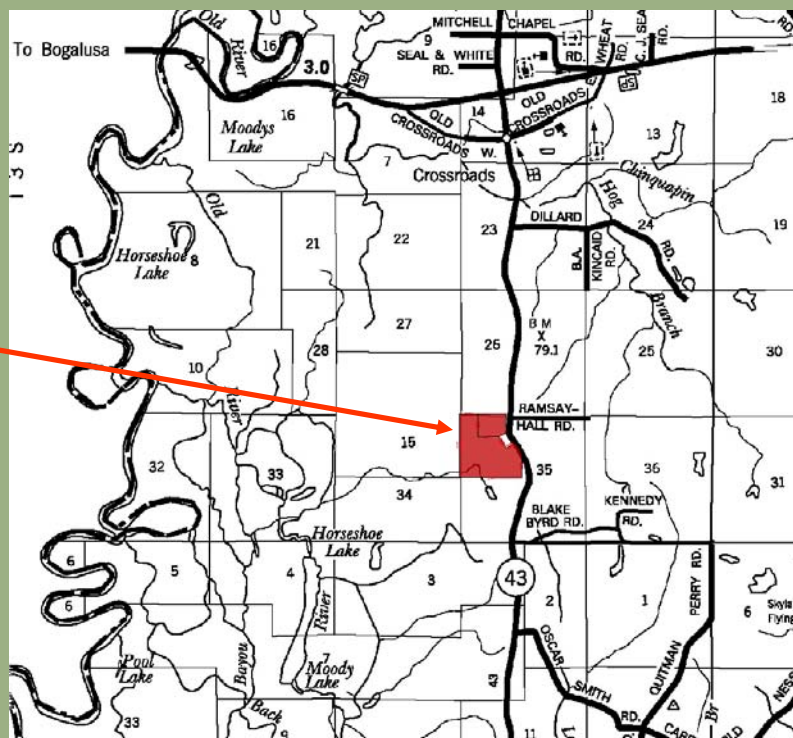
Mailing Address Line 3

Mailing Address Line 4

Mailing Address Line 5



State 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.