

"Anderson Road"

Section 2, T2N, R13W
Forrest County, MS



Mark Dale Forester/Broker

M-601.594.1564
O-601.587.4446
POB 1452
1710 W. Broad St.
Monticello, MS
39654



For Sale
129± Acres
\$309,600.00

Located in the Dixie community just south of Hattiesburg on Anderson Road one can have a great property and privacy. If you're looking for a property to build on and have enough room to hunt right out the back door, then look no farther. There are also some great looking lake sites on the tract. This land was seed tree cut in 2011 and has 5 year old regeneration. Give us a call to see this property today.

Quick Facts

Sales Price: \$309,600.00

Tract Acreage: 129

Tract Location-

Legal: PT W2 NW4 NE4, E2 NW4, PT NE4 SW4, S2, T2N, R13W, Forrest County, MS

Address: 104 Anderson Rd

Lat: 31.160567289031277

Long: -89.27265943235471

Paved Road Frontage: 1158'

Interior Roads: 1945'

Utilities-

Water: Yes, Rural Water As.

Electric: Yes,

Ad Valorem Taxes: 2011 - \$530.91

Topography: Rolling

Zoning: Rural/Timberland

Fema Flood Zone: None

History: Timberland

Timber: 129 acres, Pine, Intermediate, Low Density, Seed Tree Cut 2011

Mineral Rights: 50%

Driving Directions: From Hwy 98/ Elks

Lake Rd interchange, drive South on Elks Lake Rd 5.2 miles, turn SE (C) on Old Hwy 49 and go 1.5 miles, turn E (C) on Anderson Rd and go 0.4 miles to tract on (C).

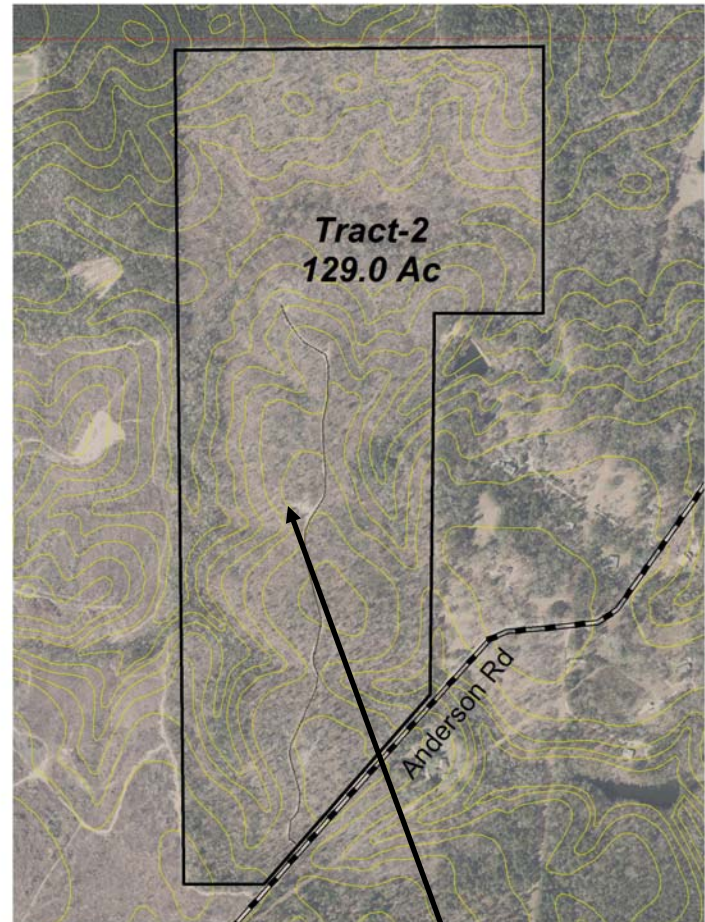
Disclaimer: Forest Pro LLC is the exclusive agent for this transaction. Neither Seller or Forest Pro LLC nor their representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, 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.

Anderson Road Tract
Section 2, T2N, R13W
Forrest Co. MS



FOREST PRO LLC
FORESTERS • 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

Parcel Map

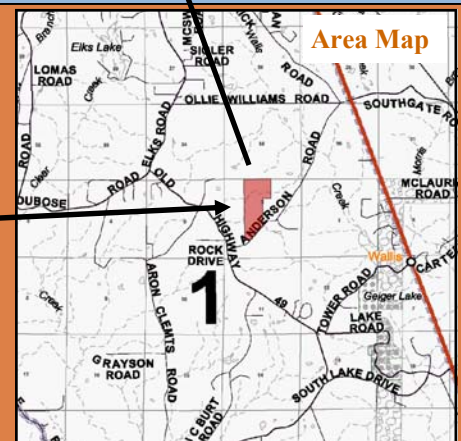
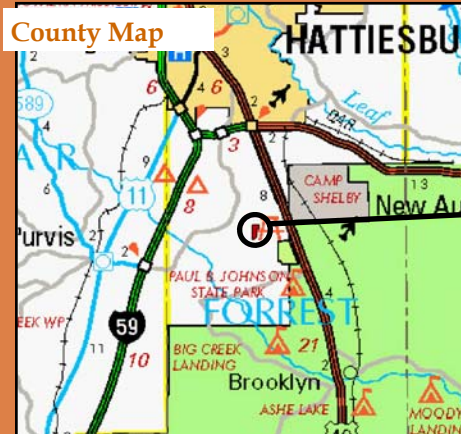


Powerline
ROADS (by Type)
— 'Light Duty'
— 'Unimproved'
— 'Woodland'
TRACTS
□ 2
cont35
pls35
FORREST_20-1_MOSAIC.SID

Scale = 1 : 580.00 (In : US Feet)

580 0 580 US Feet

10-19-2016



www.theforestpro.com & timberlandsales.com

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View East of Anderson Road



View West of Anderson Road



View along woods road



View along woods road

MORE INFO:

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? No

Sub-dividable?: No

How to view the property: By appointment or by signing release form (www.theforestpro.com/pdf/doc_1208180549.pdf)

History: Timberland

Mineral Rights: 50%

Streams: None

Soils: Name, % Area, Site Index

Heidel sandy loam 12-30%, 60.5%, 90'

Malbis Loam 2-5%, 8.4%, 90'

McLaurin loamy sand 2-5%, 31.1%, 90'

July 2015 Timber Cruise Information

Pine	Tons	Value
Sawtimber	204	\$4,904.84
Chip-N-Saw	89	\$1,251.86
Topwood Pulp	51	\$ 286.82
Hardwood		
Pulpwood	1,626	\$8,130.37
Sawtimber	238	\$9,333.77
Total		\$23,907.67

(More detailed reports available upon request)