

FOR SALE, ±353.4 ACRES

“Dixie Tract”

A RECREATION AND TIMBERLAND PROPERTY WITH DEVELOPMENT POTENTIAL

Property Amenities

This beautiful property is located in the Dixie Community of Forrest County. One will find the pine stands on the property have an open park-like appearance. Properties in this area are in high demand due to it's location to Hattiesburg. The property is covered with 22 year old slash pine stand intermingled with older longleaf pine. The features of the property lend itself to many uses like investment, hunting, or potential development. There are three potential lake sites on the property with an estimated acreage of 37.5 acres.

Give us a call to see this gorgeous property.



View along Aron Clemts Road

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$1,060,200 or \$3000/ac.

Tract Acreage:

Mapped 353.4

Tract Location-

Legal: NE4, PT N2 SE4, SW4 NW4 E of Rd, E2 NW4, PT NW4 SW4, Section 10, T2N, R13W, Forrest County, MS

Address: 323-341 Aron Clemts Road

Lat: 31°08' 52.8" N

Long: 89°17' 43.33" W

Paved Road Frontage: 2358'

Interior Roads: 9925' Dirt

Utilities-

Water: Rural Water As.

Electric: Southern Pine EPA

Topography: Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes: 2015 - \$3.28/ac

FEMA Flood Zone: None of the property lays within flood zone AE, the 100 year flood zone. MAP # 28035C0170D (see map next page).

History: Timberland

Mineral Rights: 50%

Streams: None

Soils: Name, % Area, Loblolly Site Index

Benndale fine sand loam, 3.0%, 94

Bibb silt loam, 6.2%, 100

Heidel sandy loam, 16.4%, 90

McLaurin loamy sand, 13.8%, 90

Petal-Susquehanna-Benndale, 60.6%, 87

Driving Directions: From Hwy 98/ Elks Lake Rd interchange, drive South on Elks Lake Rd 5.2, turn SE (↻) on Old Hwy 49 and go 0.8 miles, turn SW (↻) on A.V. Hatton and go 1.0 miles, turn S (↻) on Aron Clemts Road for 0.2 miles.

Estimated Driving Times to Tract:

New Orleans: 102mi, 1hr 41 min

Baton Rouge: 159mi, 2hr 48 min

Jackson: 102 mi, 2 hr

Species Available for Hunting:

White-tailed Deer Wild Turkey

Squirrel Rabbit

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? No

Sub-dividable? No

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: Type-Acres-Age

Pine Intermediate Med. Density - 146.45ac -22 year

Pine Intermediate High Density - 126.92ac -22 year

Mixed Pulpwood Med. Density - 66.75ac - 29 year

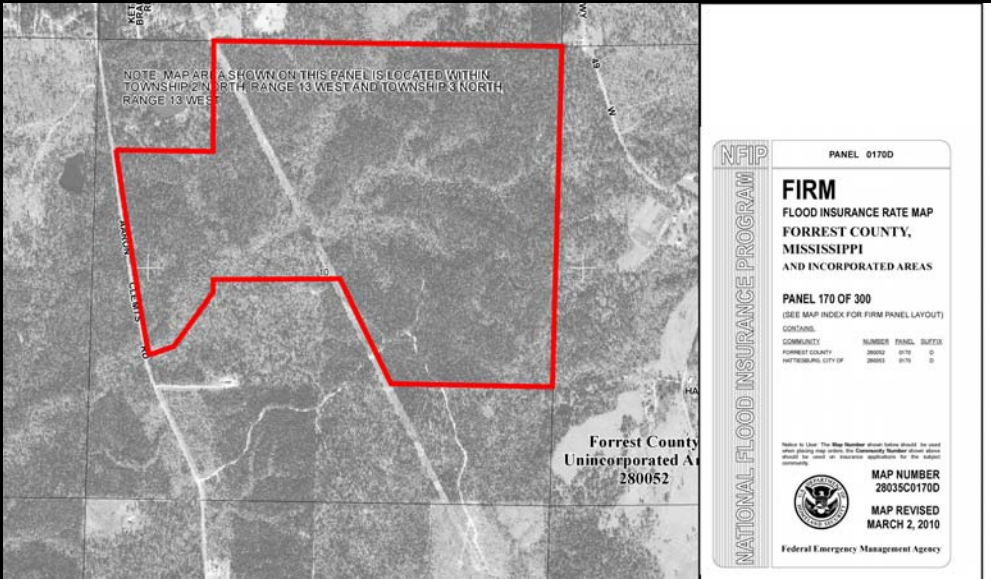
Open - 10.99 ac

July 2015 Estimated Volumes & Value

Pine Top-wood	1,051 tons	\$5.71	\$ 6,001.21
Pine Pulpwood	10,715 tons	\$ 8	\$85,720.00
Pine Chip-N-Saw	6,290 tons	\$14	\$88,060.00
Pine Sawtimber	1,607 tons	\$24	\$38,568.00
Hardwood Pulp	3,634 tons	\$5	\$18,170.00
Hardwood Pallet	55 tons	\$32.18	\$ 1,769.90
Hardwood Saw.	242 tons	\$37.88	\$ 9,166.96
Total	23,594 tons		\$247,456.07

(Please Note: These volumes are listed for the viewers information only and should not be relied upon for a purchase decision. Additionally, it is strongly recommended that any potential purchasers have a independent timber cruise performed should they want current timber volumes & values information.)

Supplemental Maps
FEMA Flood Zone Map

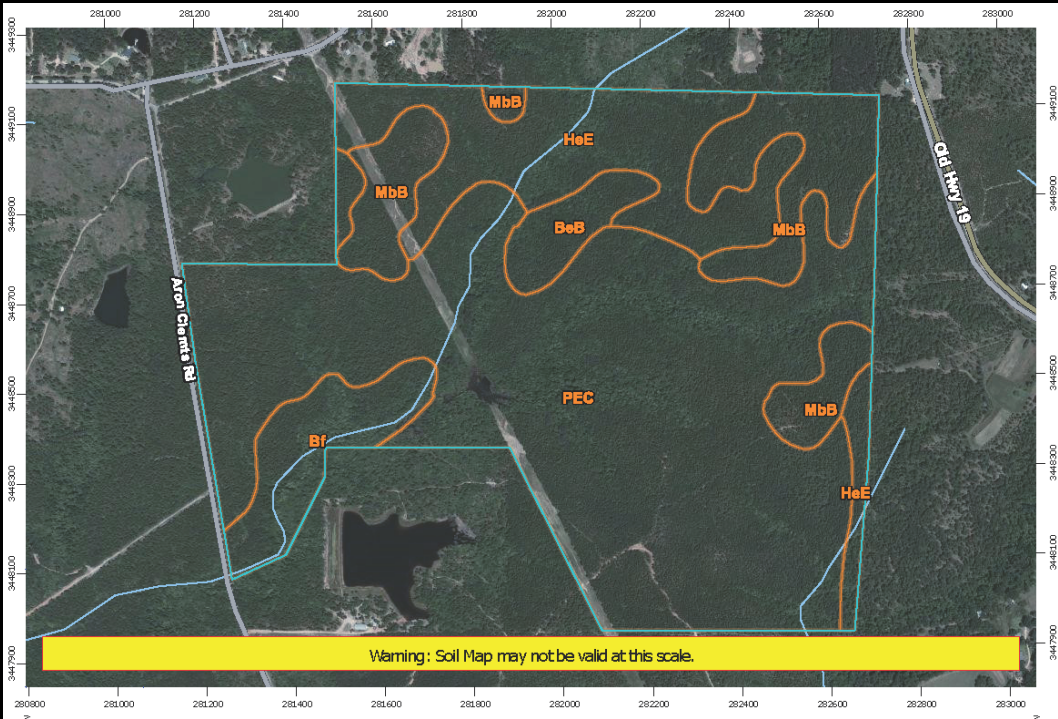


View North of Aron Clemtis Rd

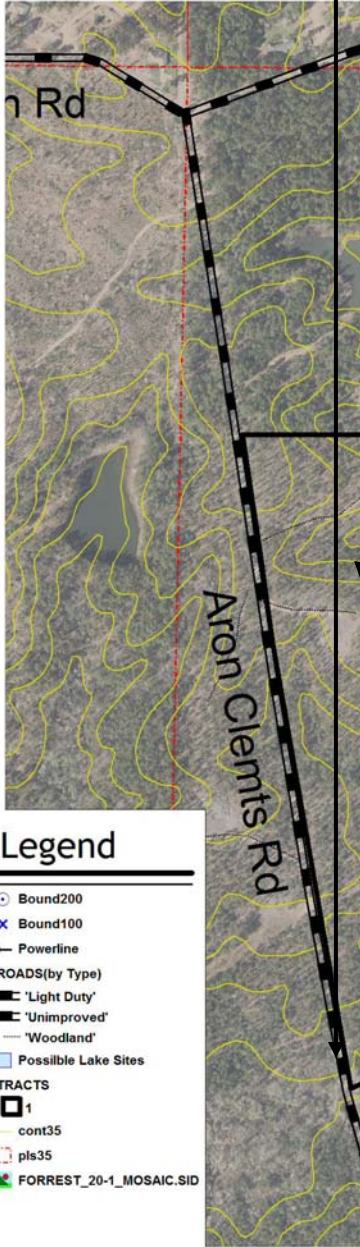
Soils Information

Forrest County, Mississippi (MS035)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BeB	Benndale fine sandy loam, 2 to 5 percent slopes	10.7	3.0%
Bf	Bibb silt loam	22.0	6.2%
HeE	Heidel sandy loam, 12 to 30 percent slopes	58.0	16.4%
MbB	McLaurin loamy sand, 2 to 5 percent slopes	48.8	13.8%
PEC	Petal-Susquehanna-Benndale association, rolling	214.1	60.6%
Totals for Area of Interest		353.5	100.0%

Soils Map



Dixie Tract
Section 10, T2N, R13W
Forrest Co. MS



Scale = 1 : 660.00 (In : US Feet)



View of Land



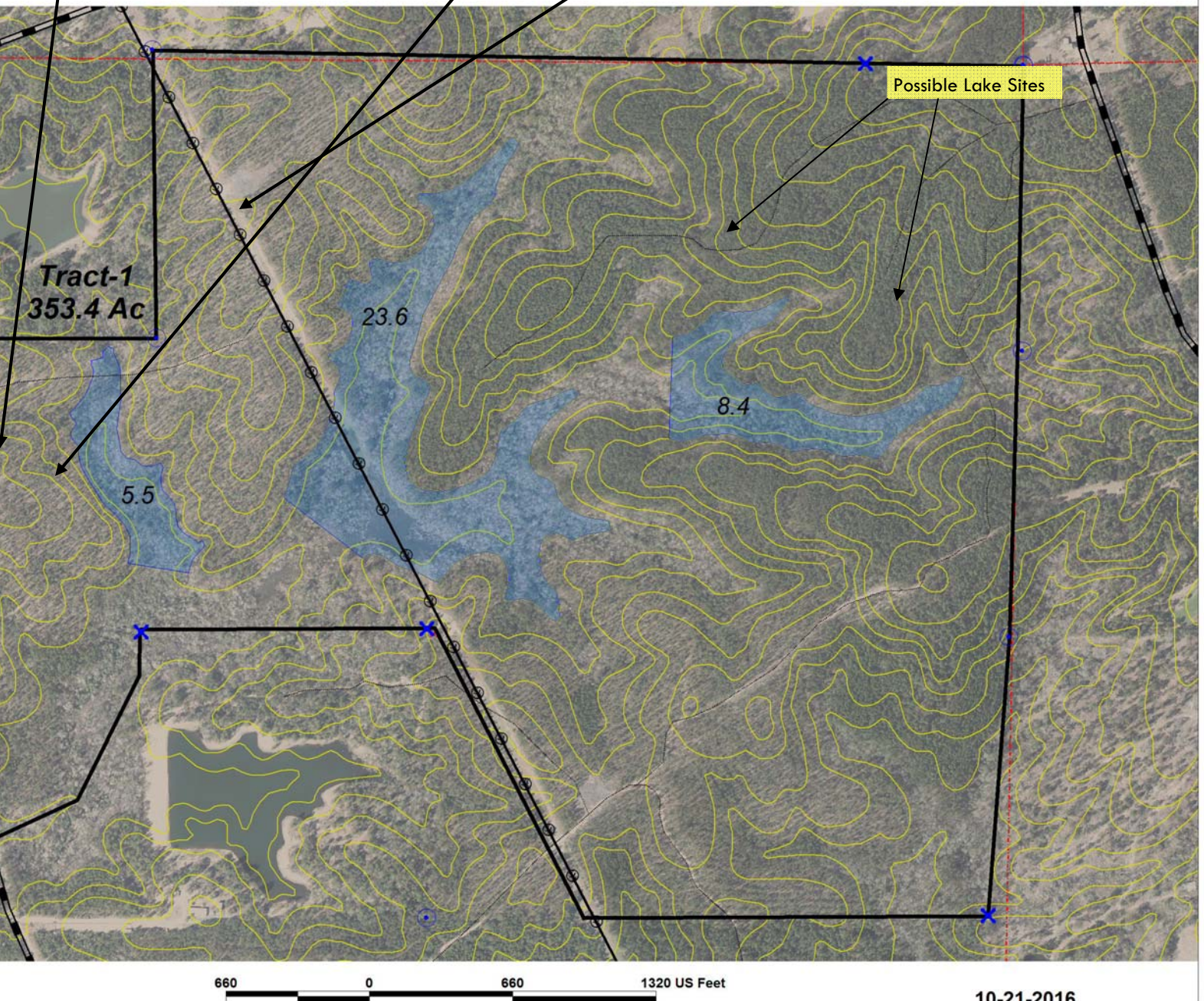
View of Land



View South along Power Line



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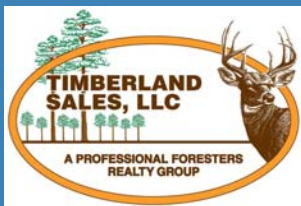
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“EVERYTHING TIMBERLAND”

To view this property contact me.



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Were on the Web!
www.theforestpro.com or
www.timberlandsales.com

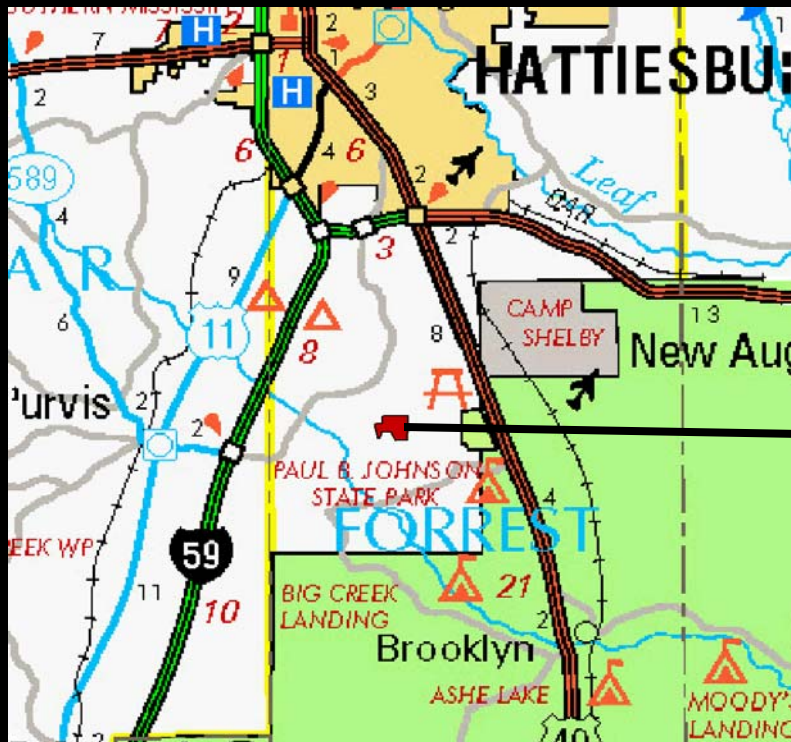
Mailing Address Line 1

Mailing Address Line 2

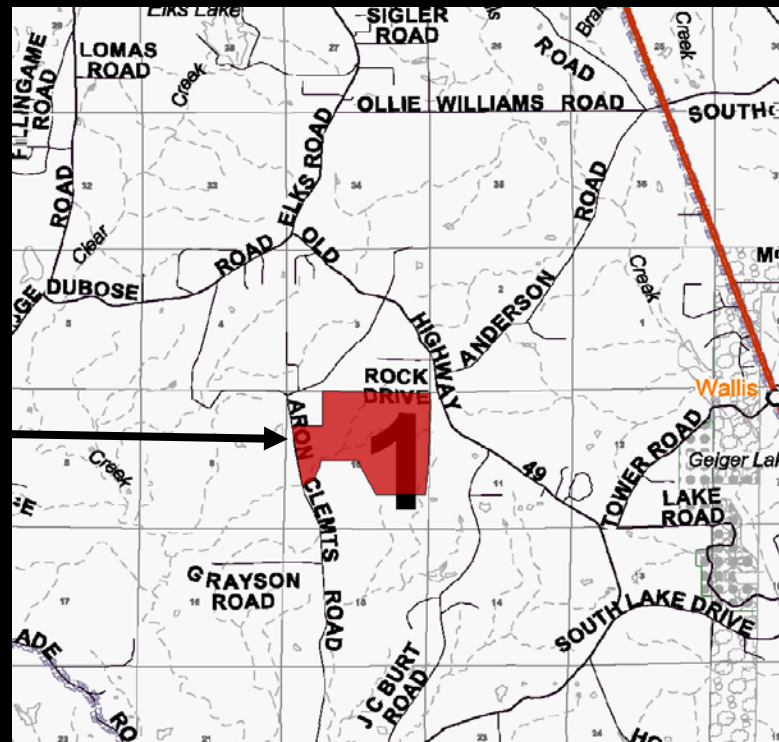
Mailing Address Line 3

Mailing Address Line 4

Mailing Address Line 5



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.