

# FOR SALE, ±147ACRES

## "Topisaw Junction"

### A CREEK SIDE RECREATION AND TIMBERLAND PROPERTY

*A chance to own  
property along two  
prongs of Topisaw  
Creek.*

#### Property Amenities

Topisaw, an old Cherokee word meaning "where they saw each other". "Topisaw Junction" at 147± acres, is a tract where we can see you joining your love of hunting with land ownership.

#### Recreation

Hunters know that to have deer, you must have cover, this tract features 72 acres of the gnarliest, buck holding cover we have ever seen. The tract also features 57 acres in middle age pine stands, 45 of which includes the queen of pine trees, Longleaf. Need a place to camp? We've got you covered with a 1460 square foot home, and a 580 square foot barn to store your hunting toys. An old gravel pit on the property suggest that there may additional gravel deposits that could be

exploited.

During an inspection we found the one that got away, don't let it happen again by owning this fine property.



**Don't let another one get away.**

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

#### Just the Facts:

**Sales Price:** \$489,510  
or \$3,329.55/ac

**Tract Acreage:** Surveyed  
147.02 Mapped 147.1±,

#### Tract Location:

**Legal:** NE4 NW4 Less 10ac  
SW CNR & NW4 NE4 Less  
3.5ac, & 1ac NE CNR NW4  
NW4 (S35) & PT SW4 E of  
Topisaw & SW4 SE4 (26)  
T5N, R9E, Lincoln County, MS

**Address:** 4017 MS-583,  
Jayess, MS 39641

**Lat:** 31°21' 45.86" N

**Long:** 90°16' 02.32" W

**Paved Road Frontage:** 2688'

**Interior Roads:** 2984' Dirt

#### Utilities:

**Water:** Private Well

**Electric:** Magnolia EPA

**Topography:** Level in bottoms,  
& Rolling Hills

**Zoning:** Rural, Timberland

**Ad Valorem Taxes:** 2015 -  
\$1,130.23

**FEMA Flood Zone:** Portions (78.9  
ac or 53.6%) lie within flood  
zone A, the 100 year flood  
zone. MAP #

FM28085C0475D

**History:** Timberland

**Mineral Rights:** None, Reserved

**Streams:** Topisaw (Middle & East Prong), 6269'  
frontage

**Driving Directions:** From Hwy 84/ Hwy 583  
interchange, drive South on Hwy 583 17.3  
miles. Tract will be on the North (Left) side of  
the Highway.

**Medium of Exchange:** Cash and occupancy on  
closing.

**Owner Financing Available?** No

**Sub-dividable?** No

**House/Camp Info:** 1,464 ft<sup>2</sup> - Built in 1927

**Barn/Shed Info:** 580 ft<sup>2</sup>

#### Estimated Driving Times to Tract:

New Orleans: 128mi, 2hr 12 min

Baton Rouge: 101mi, 2hr 1 min

Jackson: 78 mi, 1hr 17 min

Hattiesburg: 65 mi, 1hr 27 min

#### Species Available for Hunting:

White-tailed Deer Wild Turkey

Squirrel Rabbit

Ducks

#### Soils: Name, % Area, Site Index

**Fa**-Falaya silt loam, 20.0%, 90

**Fm**-Falaya silt loam, local alluvium, 4.0%, 90

**GgD2**-Guin gravelly sandy loam, 8-12 % slopes, 0.6%, 90

**GgF**-Guin gravelly sandy loam, 17 to 40 % slopes, 26.0%, 90

**OaB2**-Ora silt loam, 2 to 5 % slopes, eroded, 5.5%, 87

**OaB3**-Ora silt loam, 2 to 5 % slopes, severely eroded, 12.0%, 87

**OaC2**-Ora silt loam, 5 to 8 % slopes, eroded, 1.2%, 87

**OrC2**-Ora and Ruston soils, 5 to 8 % slopes, eroded, 0.8%, 89

**OrC3**-Ora and Ruston soils, 5 to 8 % slopes, svrly eroded, 4.3%, 89

**RuD2**-Ruston soils, 8 to 12 % slopes, eroded, 0.0%, 86

**RuD3**-Ruston soils, 8 to 12 % slopes, severely eroded, 4.80%, 86

**RuF2**-Ruston soils, 17 to 35 % slopes, eroded, 2.2%, 86

**Wa**-Waverly silt loam, 18.4%, 95

**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: Type-Acres-Age

HP1 - Hardwood Pulpwood Low Density - **8.1 ac**, 31 yr

HR2 - Hardwood Regen Med. Density - **70.2 ac**, 6 yr

HS2 - Hardwood Sawtimber Med. Density - **8.8 ac**, 60+yr

MR2 - Mixed Regen Med. Density - **1.6 ac**, 5 yr

ORO - Open Regen No Density - **1.0 ac**, 0 yr

PI2 - Pine Intermediate Med Density - **0.5 ac**, 36 yr

PI3 - Pine Intermediate High Density - **12.1 ac**, 23 yr

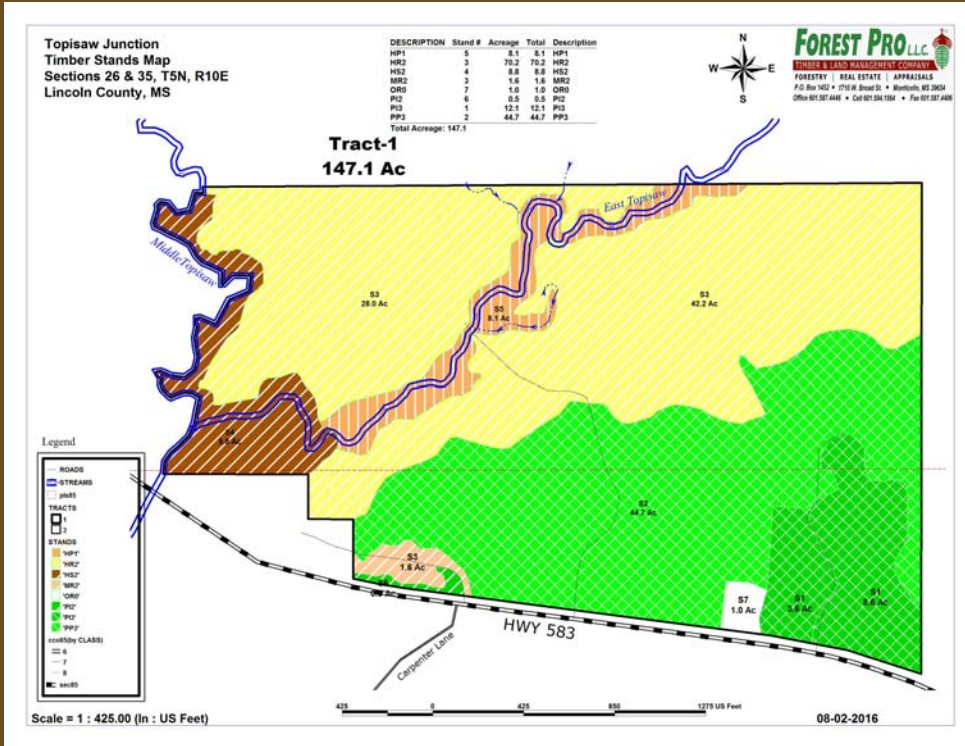
PP3 - Pine Pulpwood High Density - **44.7 ac**, 21 yr

**Timber Volumes:** No Timber Cruise Information is available for this  
property.

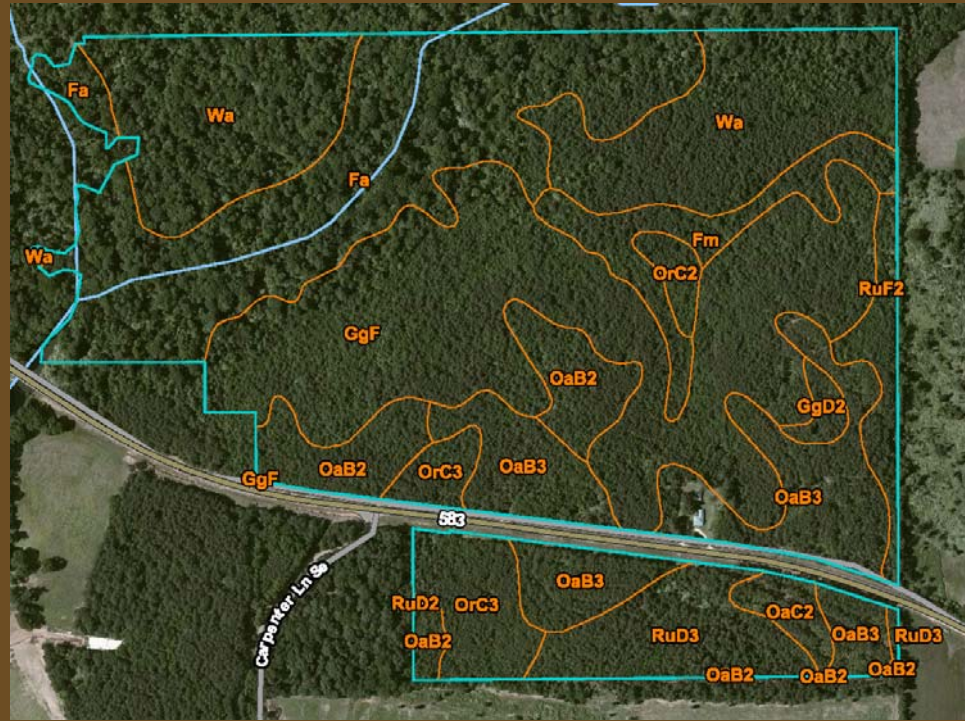


## Supplemental Maps

### Timber Stand Map



## Soils Map



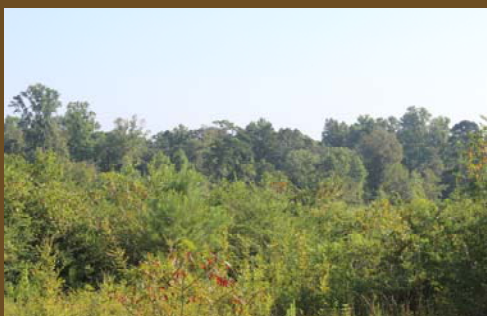
### *View of Topisaw Creek*



### *View of Topisaw Creek*



### View of Highway 583



## View over bottomland



## Pine Stand

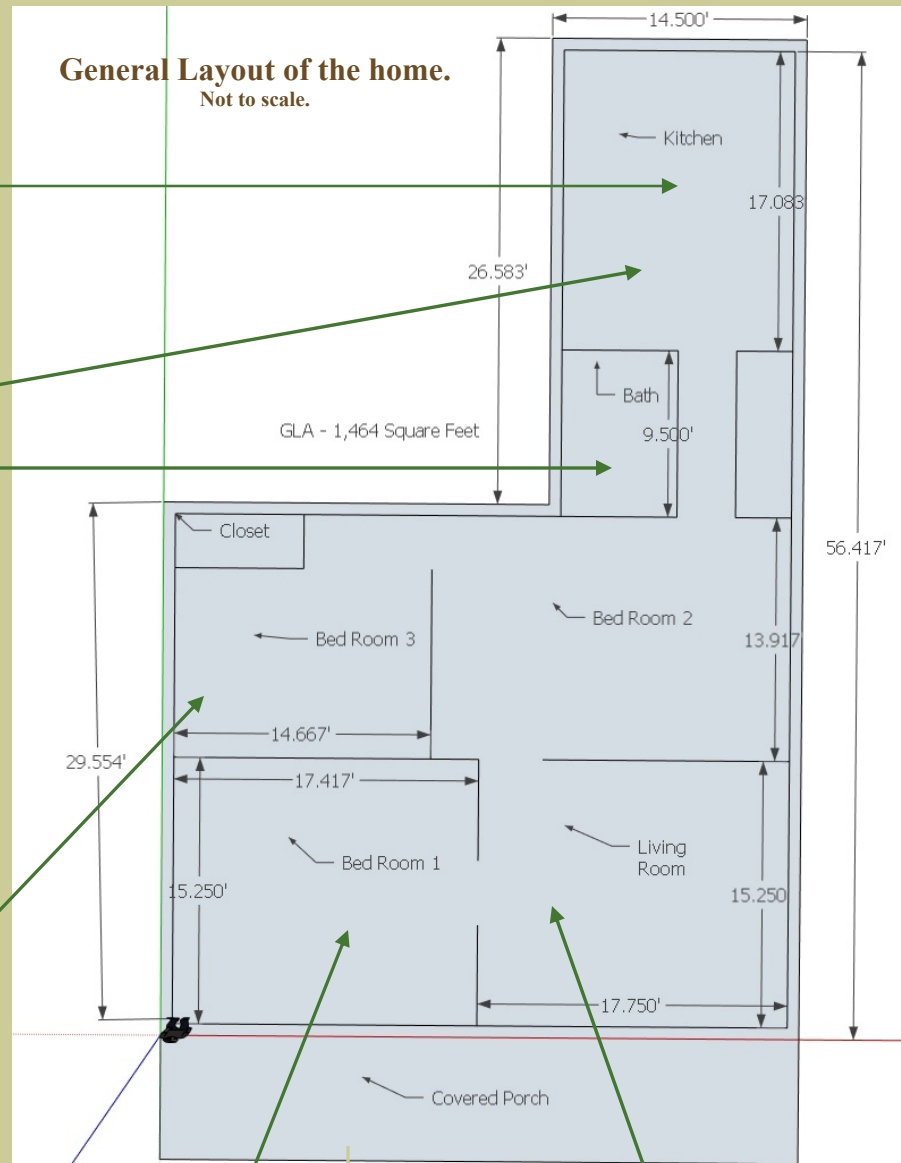


### ***View of Hardwood Bottom***



Home Information:  
 Year Built: Approximately 1927  
 Gross Living Area: 1464 ft<sup>2</sup>  
 Porch: 261 ft<sup>2</sup>  
 Utilities: All Electric, So. Pine EPA  
 Water: Well  
 HVAC: No Central Air or Heat  
 Oven: Electric  
 Water Heater: Electric  
 Waste: Septic Tank  
 Bedrooms: 2-3  
 Bathrooms: 1  
 Description: French Colonial/Bungalow  
 Style home with wood panel siding,  
 metal roof.

# Main Structure

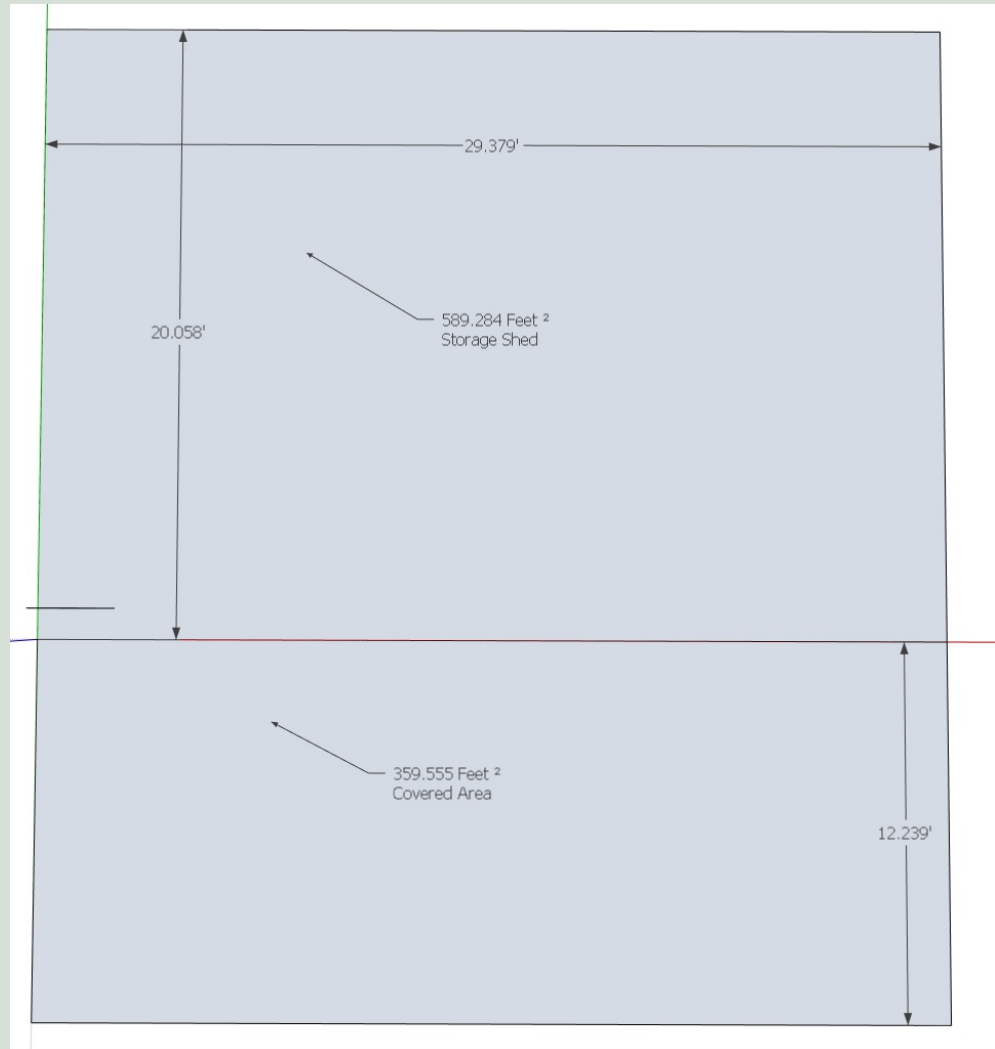


# Additional Structures



## *Shed*

Construction: Concrete Block  
Dimensions: 20'x 29.4'  
Area: 589 ft<sup>2</sup>  
Covered Porch  
Roof: Asphalt Shingle  
Electricity in place.





**Topisaw Junction**  
**2013 Aerial Photo**  
**Sections 26 & 35, T5N, R10E**  
**Lincoln County, MS**

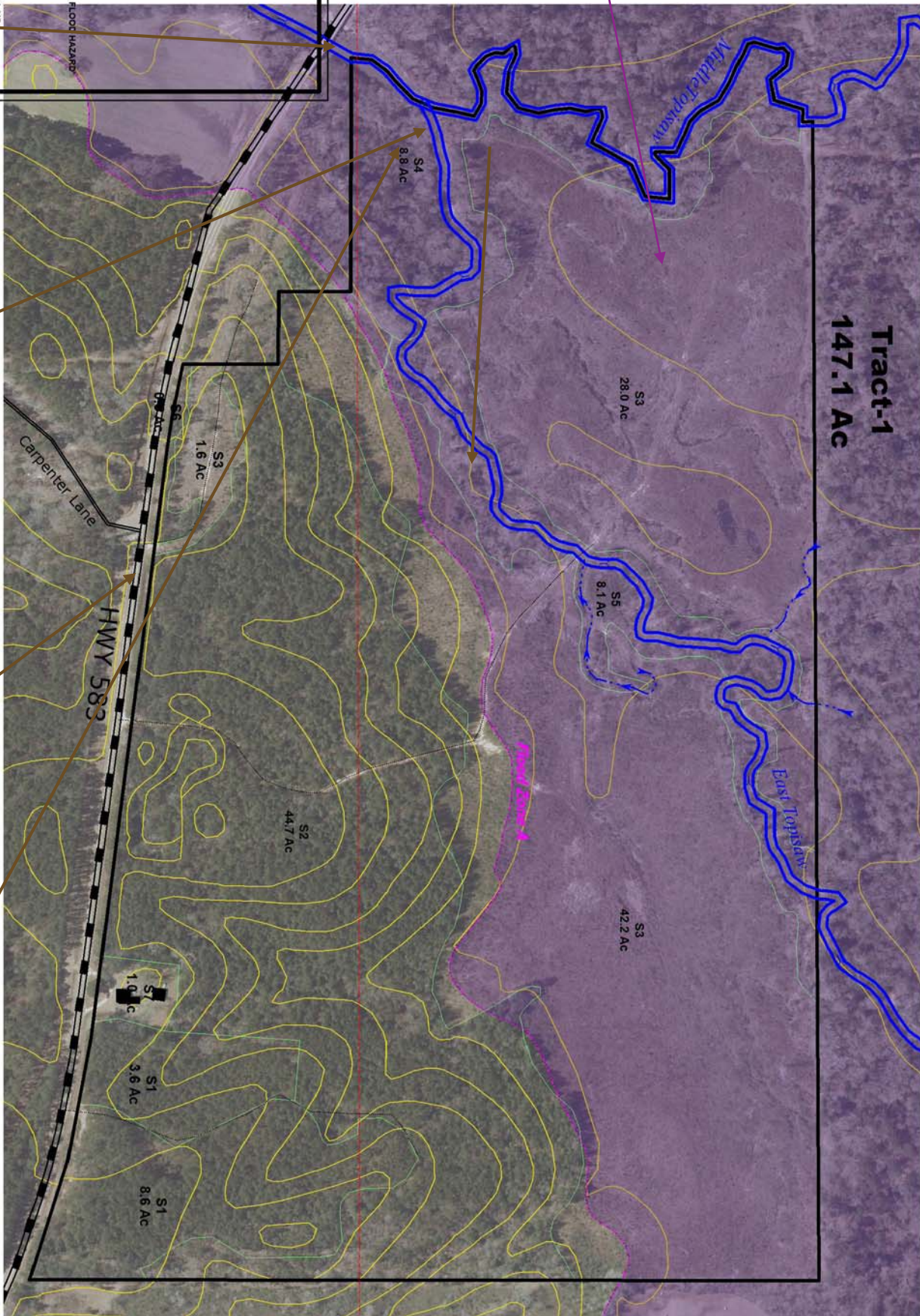
Stand #	Acreage	Description
1	12.1	PI3
2	44.7	PP3
3	74.8	MR2
4	8.8	HS2
5	8.1	HP1
6	0.5	PI2
7	1.0	ORO
Total Acreage: 147.1		



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Purple Shaded  
 Area Represents  
 Flood Zone A

**Tract-1**  
**147.1 Ac**



Scale = 1 : 425,00 (1" : US Feet)



08-02-2016





## *"WE KNOW TIMBERLAND"*

We are a rural property realty group owned and operated by professional consulting foresters. The members of Timberland Sales are also members of the Association of Consulting Foresters of America and have over 126 years of combined experience in forest management, wildlife management, and the brokerage of rural real estate.

To view this property contact me.



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Were on the Web!  
[Wwww.timberlandsales.com](http://www.timberlandsales.com)

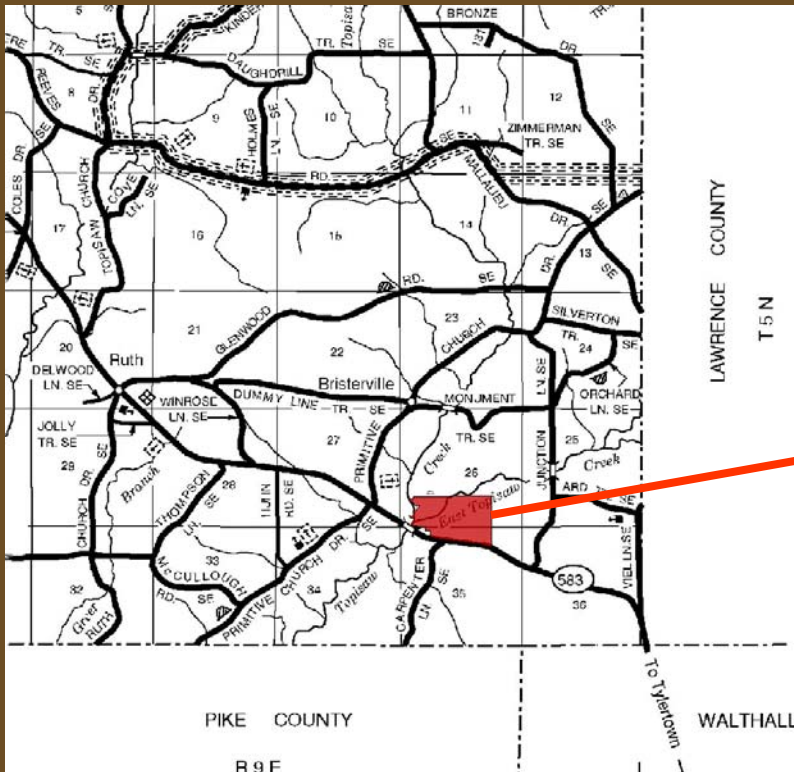
Mailing Address Line 1

Mailing Address Line 2

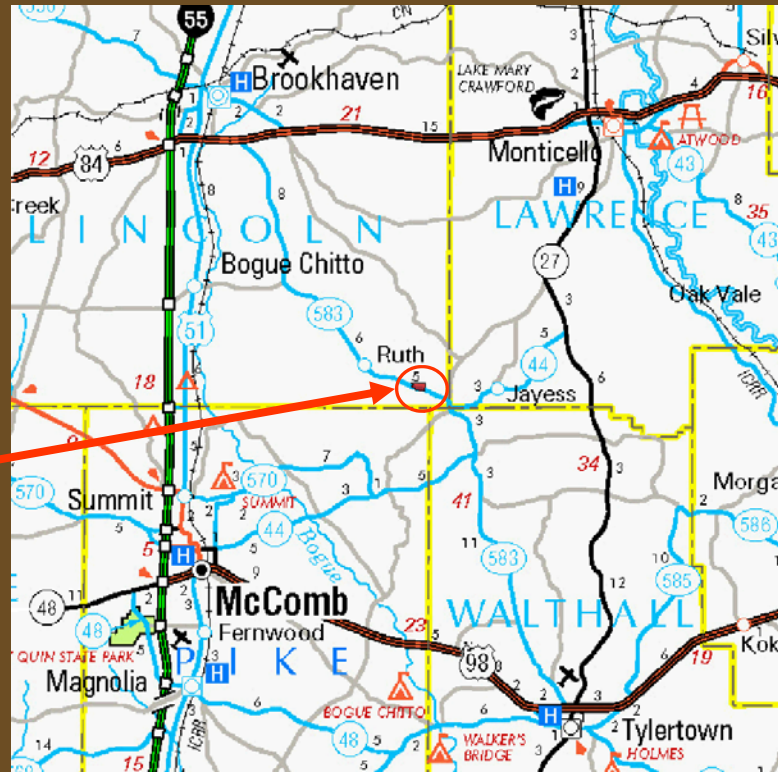
Mailing Address Line 3

Mailing Address Line 4

Mailing Address Line 5



Area Location Map



County Location Map

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