

FOR SALE, ±300 ACRES

"Hunters Home"

AN INVESTMENT GRADE TIMBERLAND AND RECREATIONAL PROPERTY

*A prime
investment &
recreational
property*

Property Amenities

This property is for the savvy timberland investor who is also interested in a prime recreational tract. "The Hunters Home Tract" at 300± acres, has over 88% of it's acreage devoted to managed pine timber stands at various stages of development. These staggered aged timber stands will offer periodic income in the near future. If a lower purchase price is desired, there is an option to purchase which includes a 3-year reservation of the timber rights to the owner for stand 1 (see map on page 5).

Recreation

This lightly hunted property currently has 5 active food plots but, recent timber thinnings have opened up new areas that could be easily converted to feed the numerous deer and turkey. The farm house (see page 3 for info) would make a perfect hunting camp and there is a shed, barn, and grain silo that can store all your gear &

equipment. The six acres of pasture under the pecan grove would be an ideal place to keep horses. Properties like this have all the amenities that buyers are looking for and typically don't stay on the market long. Make an appointment to see "Hunters Home" today.



Farm House on the property.

Pages 2 & 5- Pictures & Maps.
Page 3 & 4 Home & Structures info
Page 4 - Location Maps.

Just the Facts:

Sales Price: This property is been offered in several combinations.

1. Total 300 acres as is \$790,000.
2. Total 300 ac as is less Timber Stand 1 (3 yr reservation) \$710,000.
3. Tract 1-138ac as is \$425,000
4. Tract 1- 138ac as is less Timber Stand 1(3 yr reservation) \$345,000 .
5. Tract 2- 162ac \$365,000

Tract Acreage: GPS Mapped 300.2 ±, Deeded 305, Taxed 300.58

Tract Location-

Legal: SW4; & S2 S2 S2 SW4 SE4, Sec 34, T9N, R20W. NE4, L/E E2 NE4 of NE4 Sec 3, T8N, R20W, Lawrence County, MS

Address: 5153 Hwy 43, New Hebron, MS 39140

Lat: 31°42' 06" N

Long: 90°00' 16.6" W

Paved Road Frontage: 1328' Hwy 43

Interior Roads: 2.9 mi Dirt roads

Utilities-

Water: Lawrence Co Rural Water As.

Electric: Southern Pine EPA

Topography: Rolling Hills

Zoning: Rural, Timberland

Ad Valorem Taxes: 2014 - \$642.43

FEMA Flood Zone: 0.3% lies within flood zone AE, the 100 year flood zone.

History: Timberland

Mineral Rights: None, Previously conveyed.

Streams: Un-named Branch, 4266'

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

Jena Soils, **Jn**, 16.8%, **100'**

Providence Silt Loam, **PrB**, 7%, **87'**

Ruston Sandy Loam 2-5%, **RuB**, 21.5%, **91'**

Ruston Sandy Loam 5-8%, **RuC**, 1.5%, **91'**

Ruston Sandy Loam 8-12%, **RuD**, 6.6%, **86'**

Smithdale Sand Loam 15-30%, **SmE**, 45.1%, **86'**

Smithdale Sand Loam 15-30% Eroded, **SmE3**, 1.5%, **86'**

Driving Directions: From Hwy 43/ Hwy 84 interchange at Silver Creek, MS, drive North on Hwy 43 0.9 miles to Old 84. Continue straight (North) on Hwy 43 for 6.2 miles. Tract is on the west (left) side of the road.

Estimated Driving Times to Tract:

New Orleans: 165mi, 2hr 35 min

Baton Rouge: 153mi, 2hr 25 min

Jackson: 59 mi, 1hr 4 min

Hattiesburg: 64mi, 1hr 9 min

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? Yes, 300 ac, or 138 ac & 162 ac.

How to view the property: 1. Schedule a site visit by contacting me at (O) 601.587.4446 or (M) 601.594.1564 to set up a time (please give at least 2 days notice) **OR** 2. 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-Yr Est.

Pine Intermediate Med. Density - **9.9** - 1993

Pine Intermediate Med. Density - **35.3** - 1987

Pine Intermediate High Density - **43.4** - 1985

Pine Pulpwood Med. Density - **59.0** - 2001

Pine Regeneration High. Density - **117.4** - 2005

Hardwood Intermediate Med. Density **1.0** - 1970

Hardwood Regeneration Med. Density **2.3** - 2001

Mixed Intermediate Med. Density **24.0** - 1957

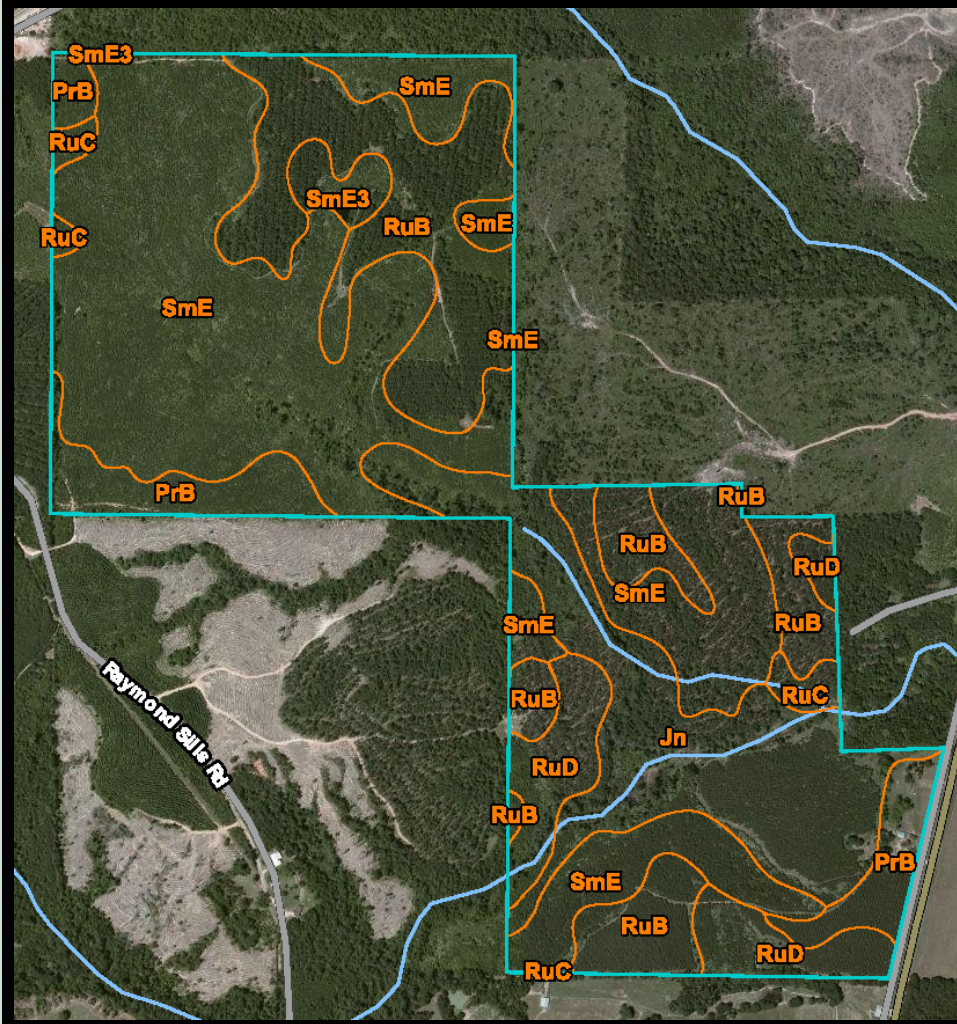
Open- **6.9 ac**

Water- **0.9 ac**

11/2014 Timber Cruise Volumes & Value @5yr avg. RISI price

Pine Pulpwood	3,345.5 tons	\$9.26	\$30,979
Pine Chip-N-Saw	5,057.2 tons	\$16.64	\$84,152
Pine Sawtimber	1,751.2 tons	\$30.08	\$52,694
Hardwood Pulp	490.4 tons	\$5.36	\$2,629
Hard Pallet	74.9 tons	\$20.67	\$1,548
Hardwood Saw	398.6 tons	\$26.50	10,563
Total	11,118.4 tons		\$182,565

Supplemental Maps
Soils Map



View of Branch



View of Pine Stand



View of Road Frontage N.



View of Road Frontage S.



View of Pecans & Pasture



View of Pine Stand



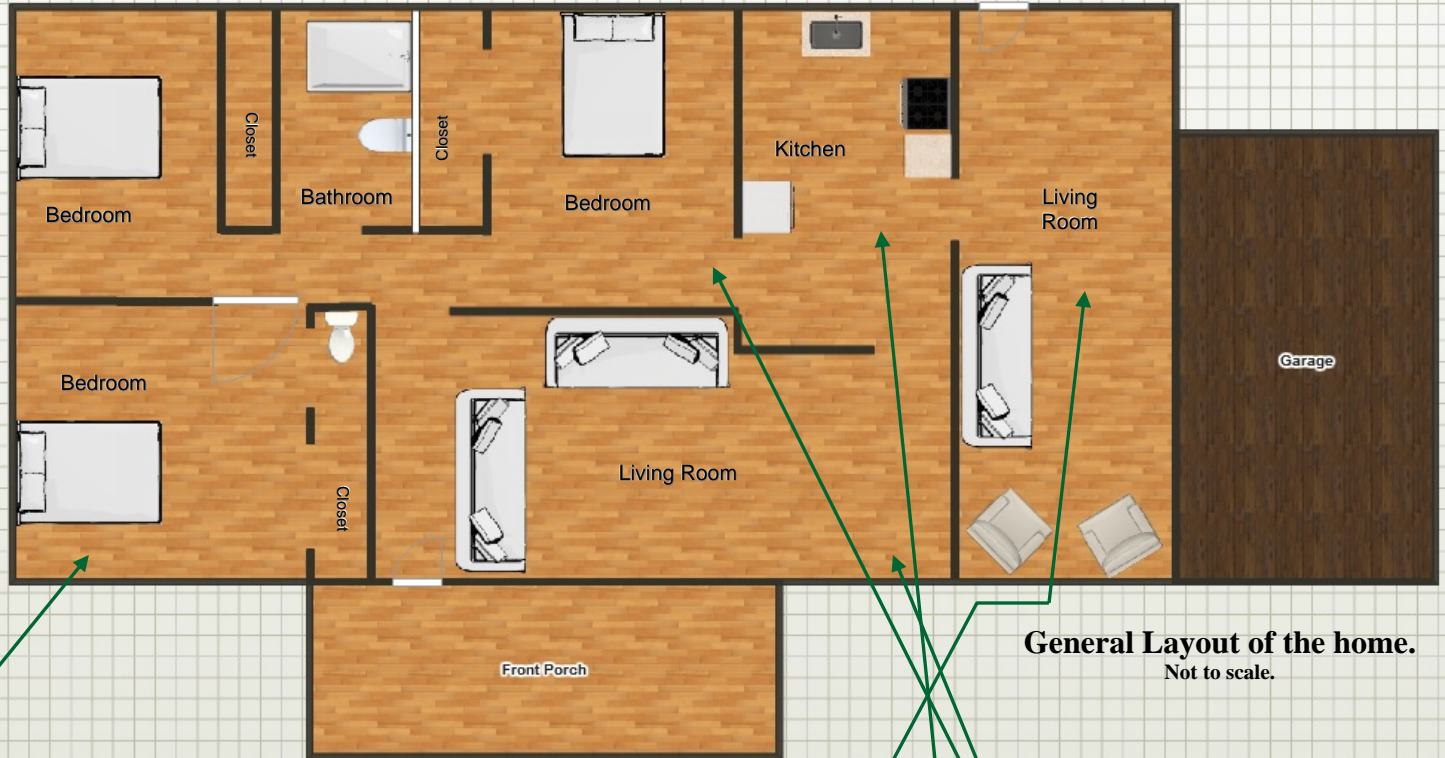
View of Creek Bottom



View of Pine Stand 1

Home Information:
 Year Built: Approximately 1950
 Heat Sq Ft: 1737 ft²
 Garage: 252 ft²
 Porch: 176 ft²
 Utilities: All Electric, So. Pine EPA
 Water: Community Water
 HVAC: Electric
 Oven: Electric
 Water Heater: Electric
 Waste: Septic Tank
 Bedrooms: 3
 Bathrooms: 1.5
 Description: Ranch Style home with lap siding, asphalt shingle roof (08).

Main Structure



Additional Structures

Barn/Stable

Construction: Concrete Block
Dimensions: 37'x 29'
Area: 1073 ft²
Roof: Aluminum Sheet



Pole Shed

Construction: Treated Poles
Dimensions: 30'x 17'
Area: 510 ft²
Roof: Aluminum Sheet



Grain Silo

Construction Aluminum
Area: 452ft² 24' dia.



FOREST PRO L.L.C.

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“EVERYTHING TIMBERLAND”

To view this property contact me.



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Were on the Web!
[Www.theforestpro.com](http://www.theforestpro.com)

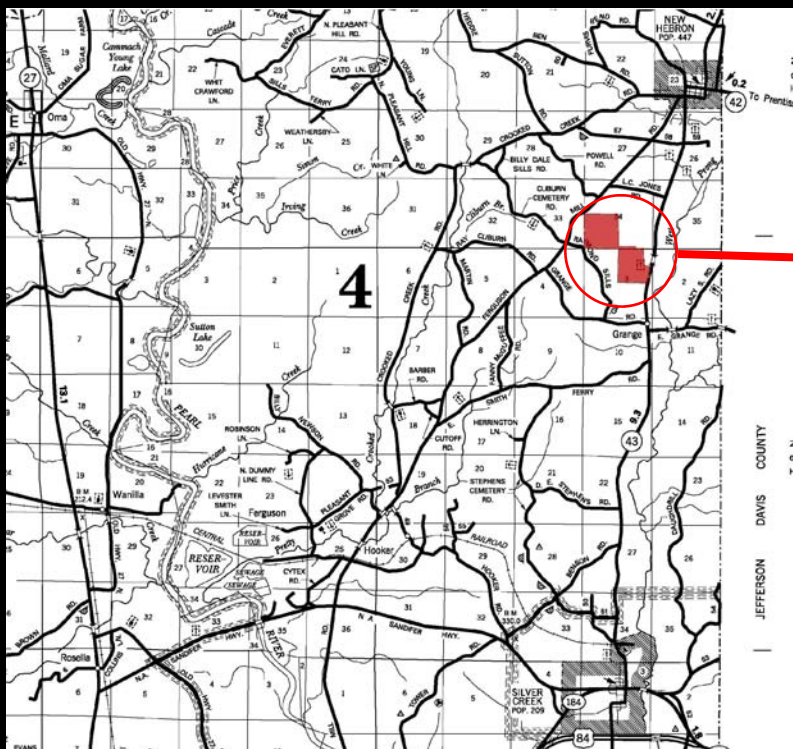
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Mailing Address Line 2

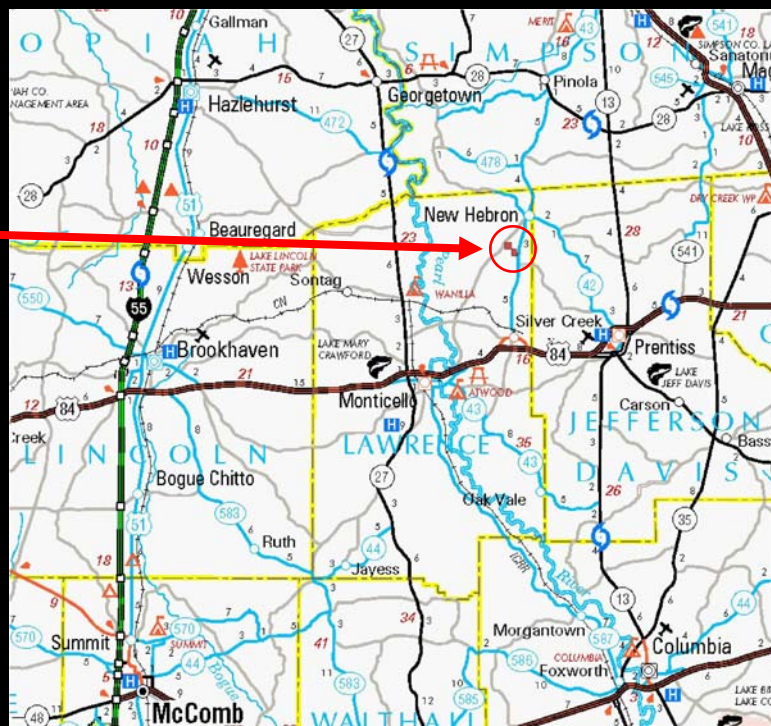
Mailing Address Line 3

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.