

FOR SALE, ±159 ACRES

"Bahala Bottoms"

A RECREATION AND CREEK FRONTAGE PROPERTY

*A chance to own
property along the
beautiful
Bahala Creek.*

Property Amenities

"The Bahala Bottoms Tract" at 159± acres, is a recreational property that has many of the features buyers desire. It features ample footage along sandy bottomed Bahala Creek and paved road frontage on Tryus-Braken Road. It also has electric and water utilities available if a camp or country home is desired.

Recreation

There are several small food plots on the property for deer hunting and two small branches with large hardwoods that will make for great squirrel hunting. We jumped several deer and turkey while inspecting the property. Of course other recreational opportunities include fishing, camping, and ATV riding on the properties trails or on the large sandbars

along Bahala Creek. Give us a call to view this excellence creek frontage property.



View along Bahala Creek.

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$300,000

Tract Acreage: Deeded 159±, Mapped 158.5±, Taxed 159±,

Tract Location-

Legal: W2 NW4 & NW4 SW4 N/O road of Sec 4; E2 NE4 NE4 & SE4 NE4 E/O Branch of Sec 5, T8N, R10; also E2 SE4 SE4 of Sec 32; & SW4 SW4 S/O Creek of Sec 33, T9N, R10E, Lawrence County, MS

Address: 533 Tryus-Braken Rd

Lat: 31°41' 52.3" N

Long: 90°12' 36.0" W

Paved Road Frontage: 861'

Interior Roads: 380' Gravel, 8860' Dirt

Utilities-

Water: Lawrence Co Rural Water As.

Electric: Southern Pine EPA

Topography: Slightly rolling to Level with Terraces

Zoning: Rural, Timberland

Ad Valorem Taxes: 2013 - \$657.73 (includes building to be moved)

FEMA Flood Zone: Portions lie (45%) within flood zone A, the 100 year flood zone.

History: Timberland

Mineral Rights: Any Owned.

Streams: Bahala Creek-2140' frontage, Shop Branch - 1770', 1800' Wiley Branch.

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

CgC-Cadeville & Falkner SL4-8%- 15.8%, **82.5**

CgD-Cadeville & Falkner -SL8-12%- 5.0%, **82.5**

FaB-Falkner Silt Loam, 18.2%, **85**

Gu-Guyton Silt Loam, 21.0%, **95**

Je-Jena fine sandy loam, 4.4%, **100**

Jn-Jena soils, 18.2%, **100**

PaA-Paden silt loam, 9.6%, **80**

PrB-Providence silt loam, 4.3%, **87**

Vanilla Silt Loam, 5.8%, **90**

Driving Directions: From Hwy 27/ Hwy 84 interchange, drive North on Hwy 27 8.4 miles to Duckworth Rd. Turn West (⬅) on Duckworth and go 3.8 miles to intersection. Proceed straight (➡) on Tryus-Braken Rd 0.7 miles to tract on North side of road.

Estimated Driving Times to Tract:

New Orleans: 161mi, 2hr 37 min

Baton Rouge: 150mi, 2hr 27 min

Jackson: 56mi, 1hr 2min

Species Available for Hunting:

White-tailed Deer Wild Turkey

Squirrel

Rabbit

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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 Sawtimber Med. Density-1.8 ac.-40yrs

Hardwood Intermediate Med. Density-46.9 ac.-40+yrs

Hardwood Sawtimber Med. Density-1.6 ac.-50+yrs

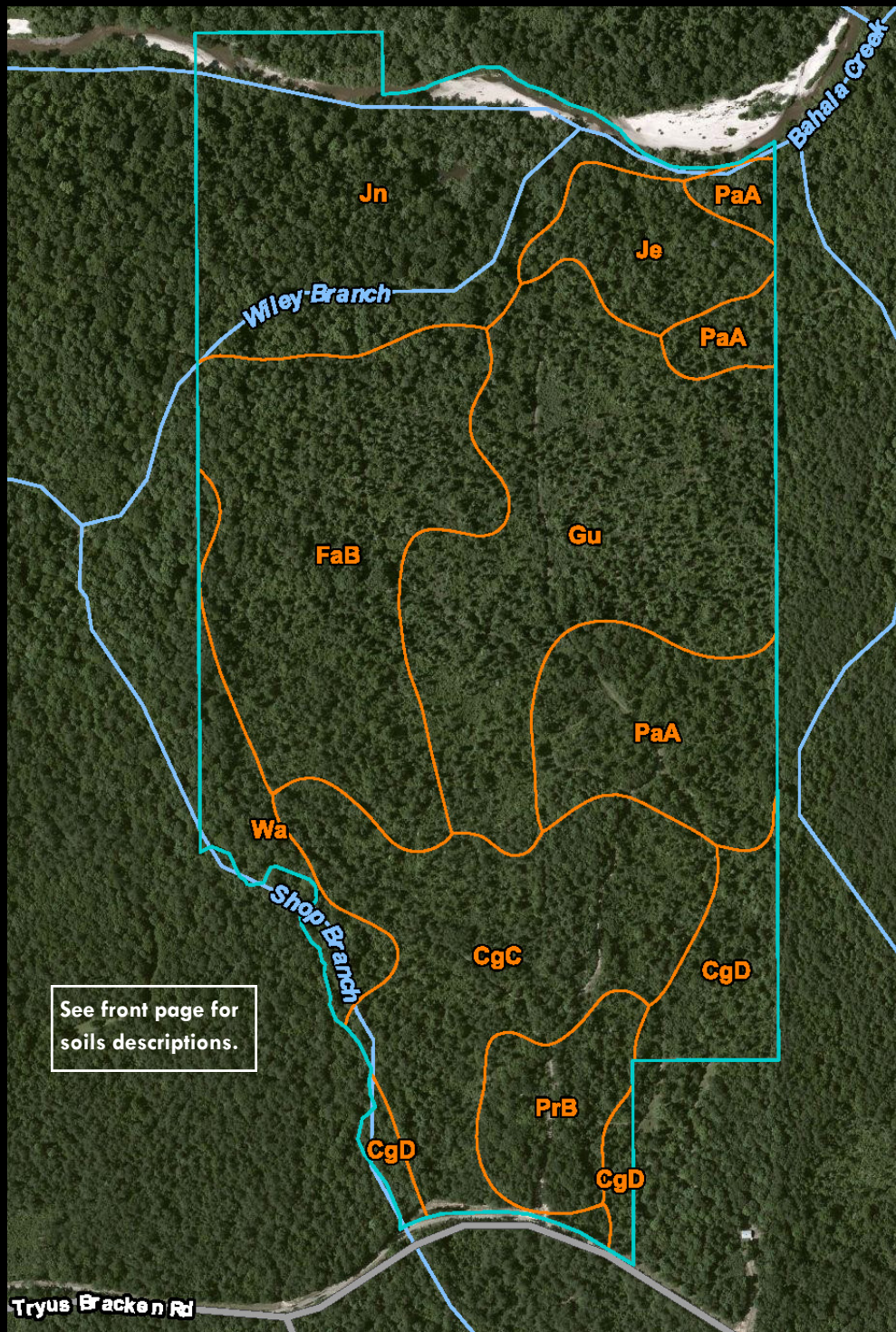
Mixed Intermediate Med. Density-29.4 ac.- dual age class 8 & 40yr.

Hardwood Pulpwood Low Density-75.4 ac.-dual age class 8 & 40yr.

Open- 3.4 ac, Creeks & food plots.

Timber Cruise- No timber cruise information is currently available for this property but you may order one from the forester of your choice if so desired.

Soils Map



View of Bahala Creek



View of Bahala Creek



View of Hardwoods



View of Entrance

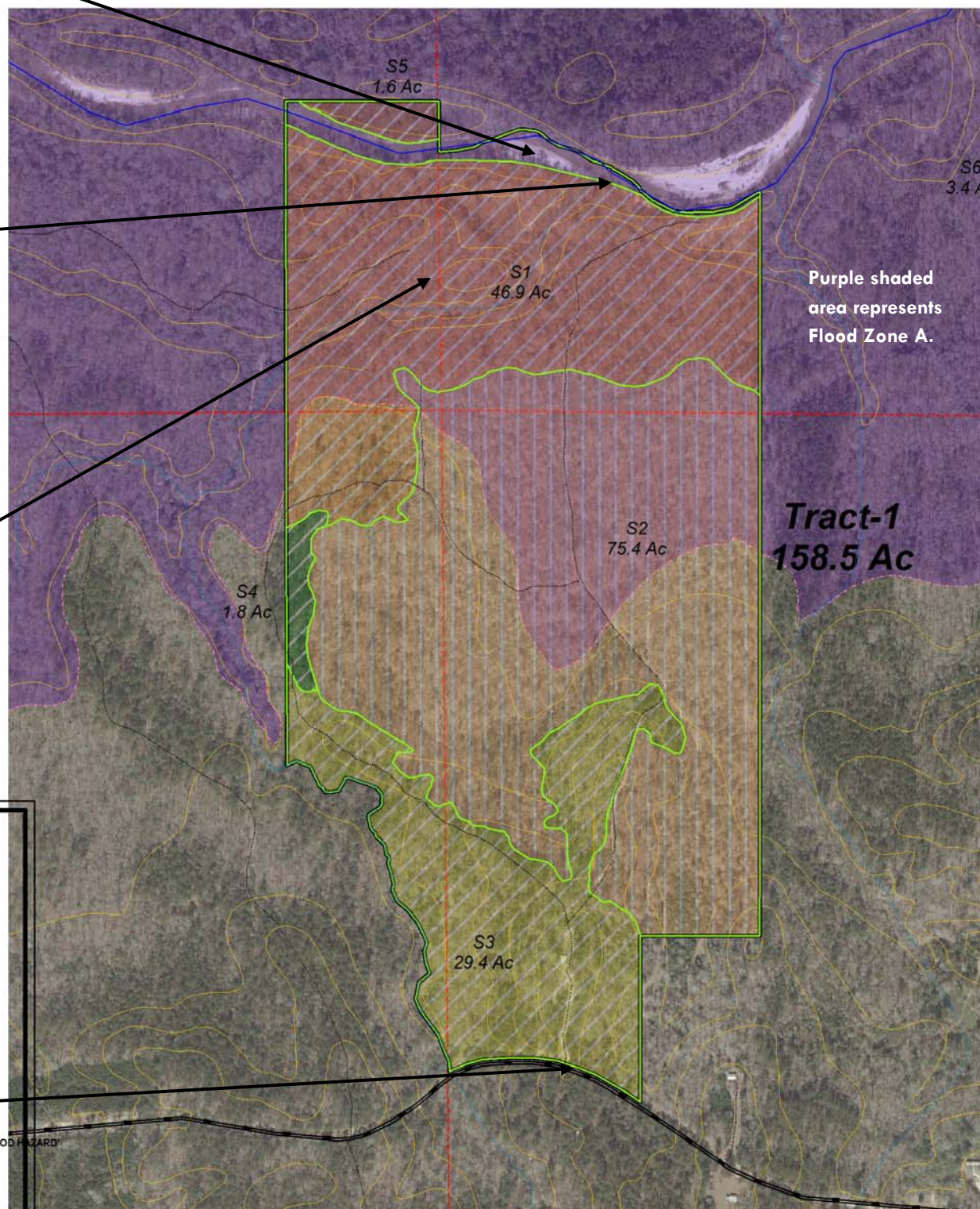


View of Tryus-Bracken Road

DESCRIPTION	Stand #	Acreage	Total	Description
HI2	1	46.9	46.9	HI2
HP1	2	75.4	75.4	HP1
HS2	5	1.6	1.6	HS2
MI2	3	29.4	29.4	MI2
OR0	6	3.4	3.4	OR0
PS2	4	1.8	1.8	PS2
Total Acreage: 158.5				



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Scale = 1 : 660.00 (In : US Feet)

660 0 660 US Feet

09-23-2014

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"EVERYTHING TIMBERLAND"

To view this property contact me.



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Were on the Web!
www.theforestpro.com

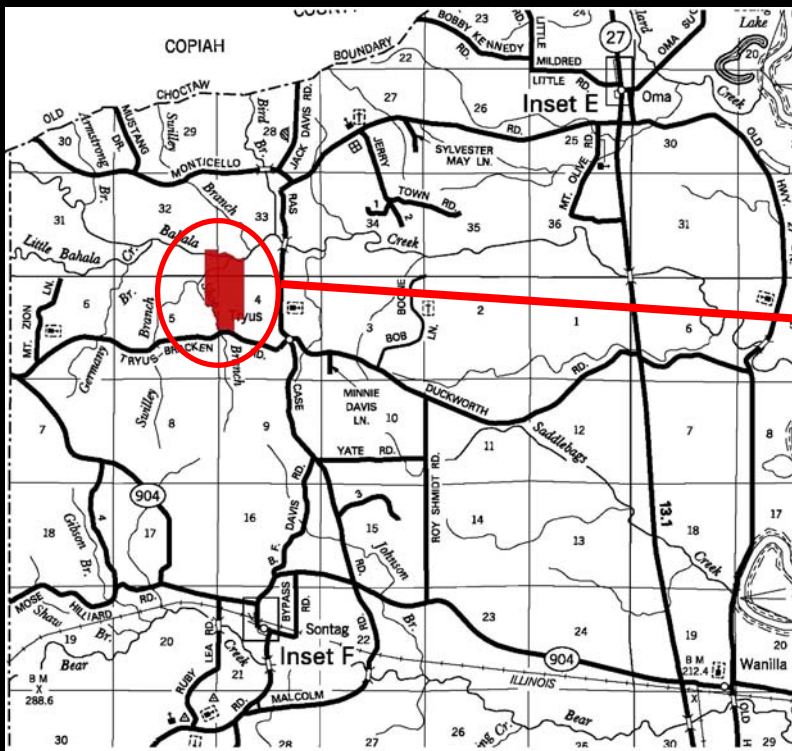
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Mailing Address Line 2

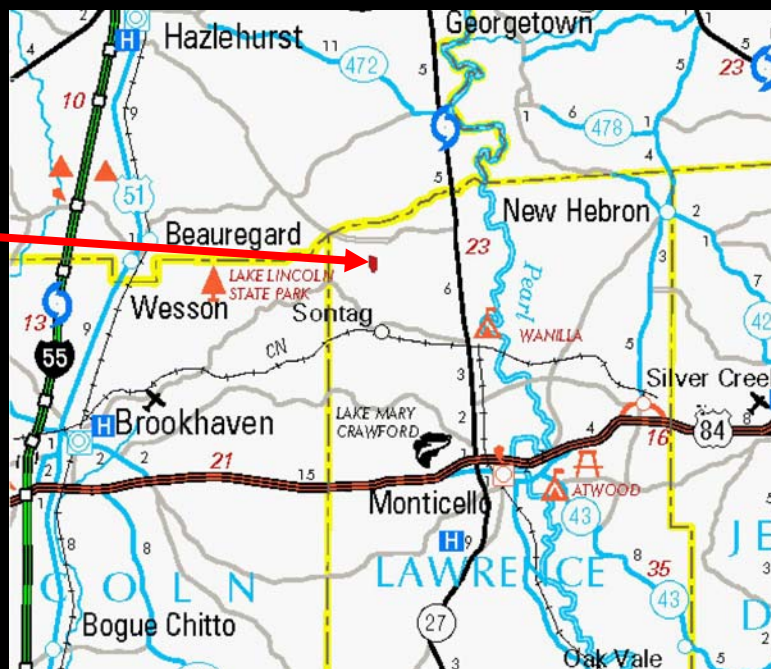
Mailing Address Line 3

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.