

# FOR SALE, ±65 ACRES

## “Chinaquapin Bottoms Tract”

*Convenient to Old  
River WMA and  
Pearl River fishing.*

### Property Amenities

“The Chinaquapin Bottoms Tract” at 65± acres, is located just 5.5 miles northeast of Bogalusa Louisiana in the Crossroads community. This is the perfect place to establish a base camp for your hunting and fishing activities. It is conveniently located for the outdoorsman being just 3.5 miles from boat ramps on the Pearl River and 2 miles from the 13,000+ acre Old River WMA. The parcel has ample footage along highway 43 with electricity onsite. It is forested with a 14 year old stand of pine and hardwoods with scattered mature trees.



View along Hwy 43

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

#### Just the Facts:

**Sales Price:** \$190,275 or \$2950/ac

**Tract Acreage:** Deeded-68 ac;  
Taxed-64.5 ac; Mapped 65.4 ac ±.

#### Tract Location-

**Legal:** 42.5 ac in East Part of Francis Nailor Claim#5 & S2 of Lot#2- Section 11, T3S, R18W, Pearl River Co. MS.

**Address:** # Hwy 43 N

**Lat:** 30.800681680 N

**Long:** -89.775615782 W

**Paved Road Frontage:** 494'

**Interior Roads:** 327' Dirt

#### Utilities-

**Water:** Unknown

**Electric:** Coast EPA

**Topography:** Level

**Zoning:** Rural, Timberland

**Ad Valorem Taxes:** 2013 - \$222.85 (\$3.45/ac)

**FEMA Flood Zone:** Portions (5%) lie within flood zone A, the 100 year flood zone. MAP # 28109C0245F

**History:** Timberland

**Mineral Rights:** None, Reserved

**Streams:** Chinaquapin Creek Tributaries cross the property and are intermittent streams.

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

BbA-Bassfield Sandy Loam, 32.2%,90

Bd-Bibb Sandy Loam, 15.8%,100

EaA-Escambia Fine Sandy Loam, 45.3%, 90

SaA-Saucier Loam, 6.5%, 80

Sp-Smithton Sandy Loam 0.3%, 86

Average Site Index-91

**Driving Directions:** From Hwy 26/ Hwy 43 interchange, drive North on Hwy 43, 0.9 miles to tract (on right or east side of the Hwy).

#### Estimated Driving Times to Tract:

New Orleans: 74mi, 1hr 17 min

Baton Rouge: 105mi, 1hr 49 min

Hattiesburg: 55 mi, 59 min

#### Species Available for Hunting:

White-tailed Deer      Wild Turkey

Squirrel                      Rabbit

#### WMA Helpful Links:

<http://www.mdwfp.com/media/11331/oldriver13-14.pdf>

<http://www.ms-sportsman.com/details.php?id=1884>

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

**Owner Financing Available?** No

**Sub-dividable?:** No

**How to view the property:**

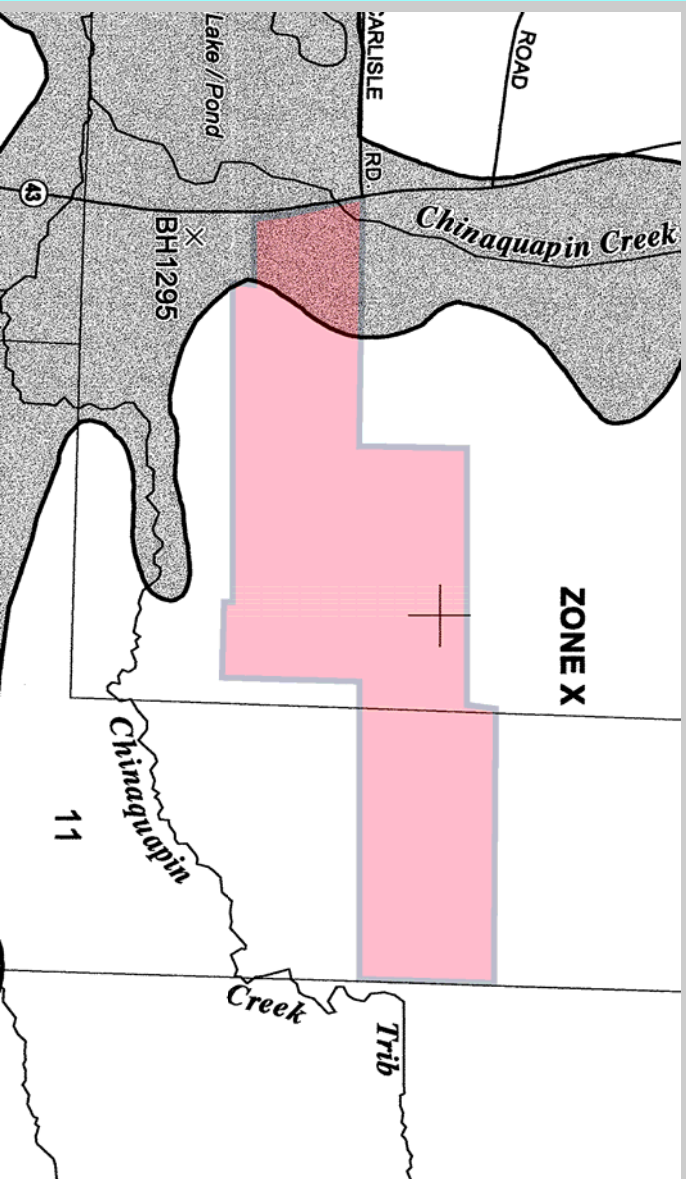
**Timber:** Type-Acres-Age

Mixed Regeneration Med. Density-64.3 ac.- (2000)14yrs

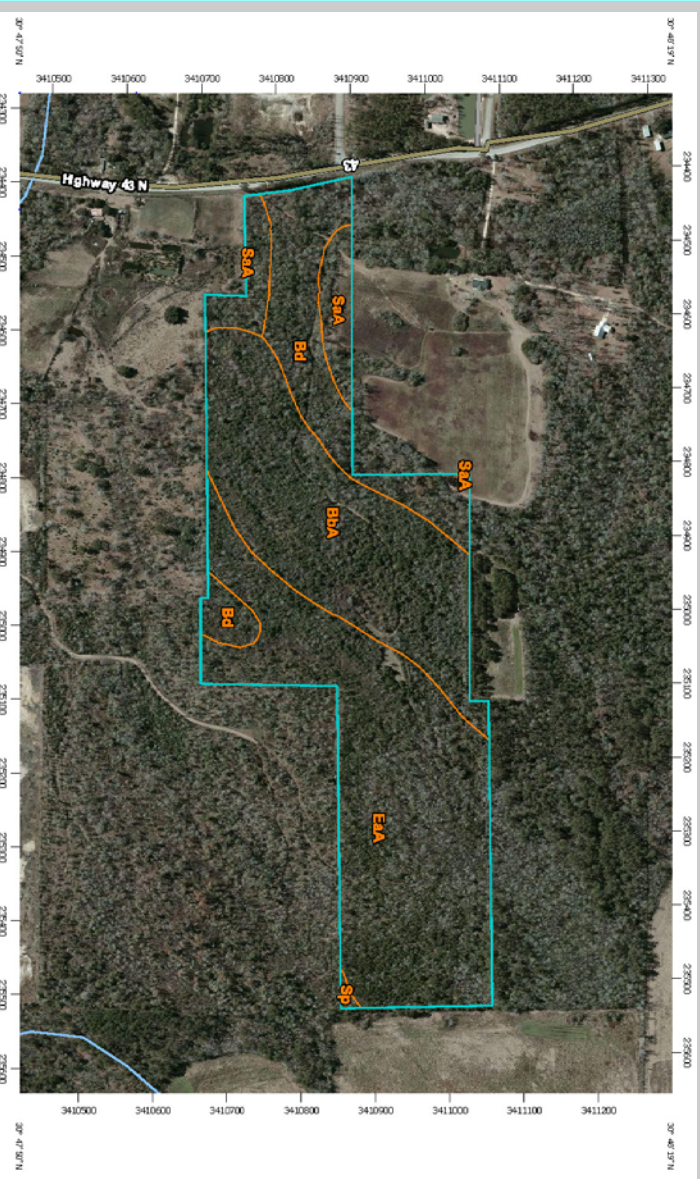
Open- 1.1 ac

\*\*Timber cruise information unavailable for this parcel. Should a prospective buyer seek timber cruise information on this parcel they should retain the services of a consulting forester.





Soils Map



View from Hwy 43



View of Interior of the tract.



# CHINAQUAPIN CREEK TRACT

Sections 5 & 11, T3S, R18W  
Pearl River Co. MS

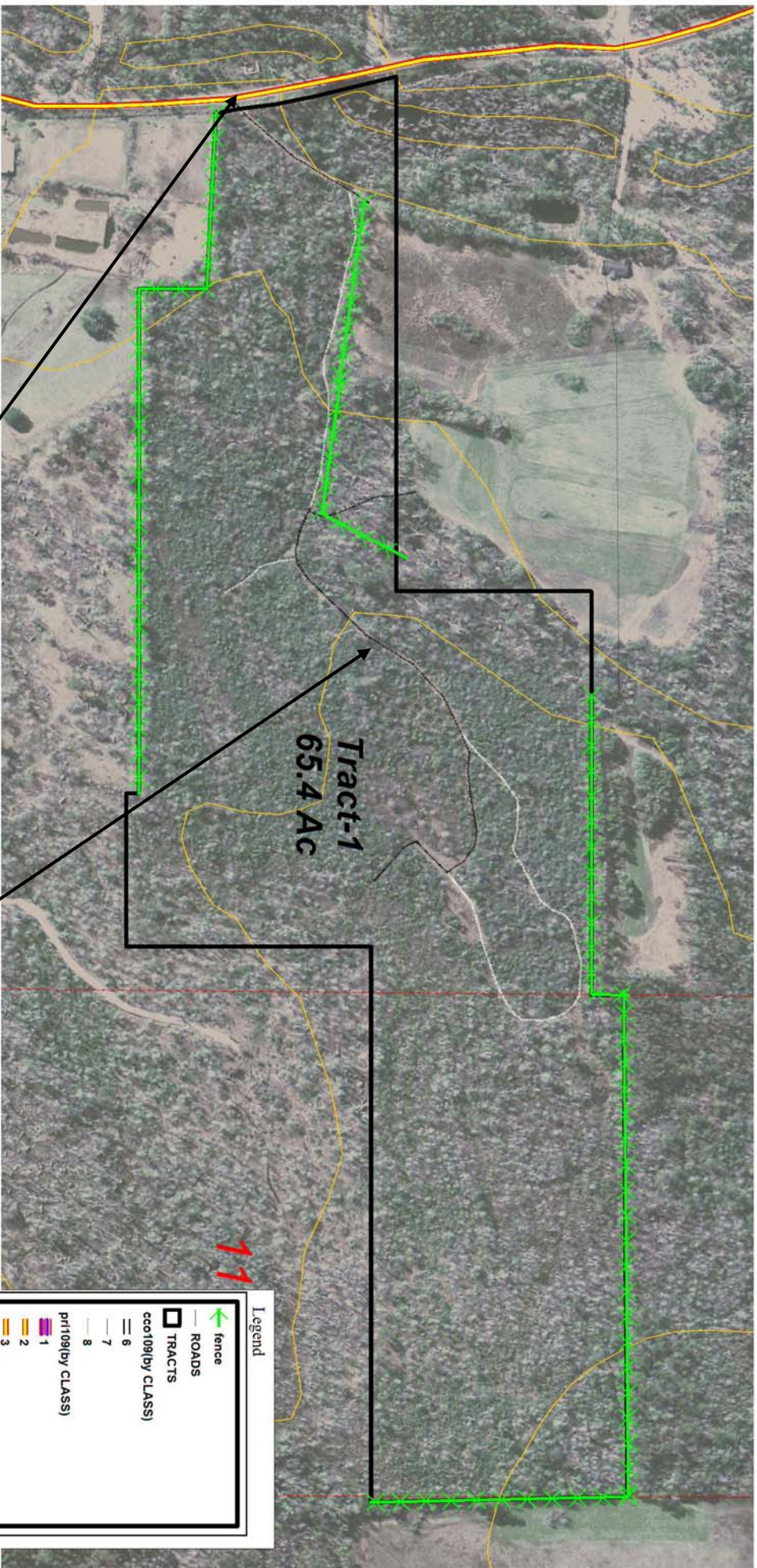
**FOREST PRO L.L.C.**

TIMBER & LAND MANAGEMENT COMPANY

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P.O. Box 1452 • 7710 W. Broad St. • Monticello, MS 39074

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**Tract-1**  
**65.4 Ac**

## Legend

- fence
- ROADS
- TRACTS
- cco109(by CLASS)
- 6
- 7
- 8
- prt109(by CLASS)
- 1
- 2
- 3
- 9
- Inter109
- parent109
- cont109
- pls109
- PEARL\_RIVER.SID

Scale = 1 : 405.00 (In : US Feet)





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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)  
[www.timberlandsales.com](http://www.timberlandsales.com)

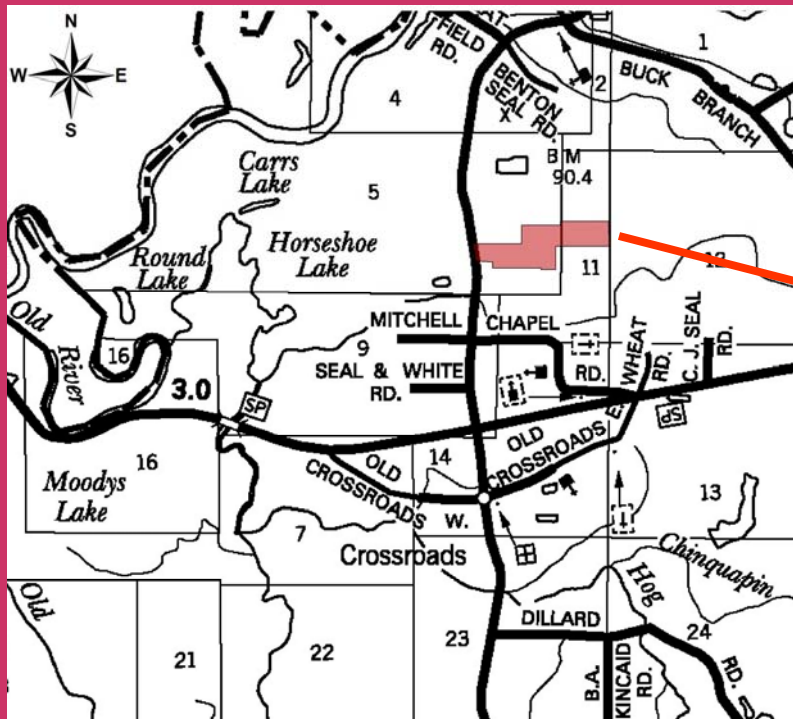
Mailing Address Line 1

Mailing Address Line 2

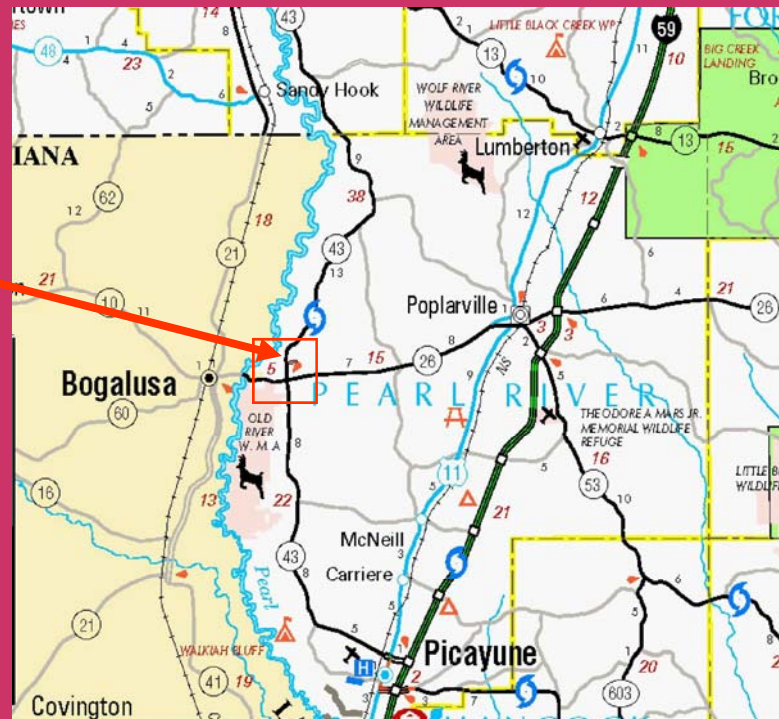
Mailing Address Line 3

Mailing Address Line 4

Mailing Address Line 5



Area Location Map



County Location Map

**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.