

FOR SALE, ±142.5 ACRES

“Hollows at Saddlebags Creek”

A RECREATION, TIMBERLAND OR DEVELOPMENT PROPERTY

*Here's a chance to
own a property that
could have multiple uses.*

Property Amenities

“The Hollows at Saddlebags Creek Tract” at 142.5± acres, has tremendous upside potential in that it can be held for a recreational, timberland, or higher use property.

Recreation

The tract has areas of thick cover sure to hold the deer on the property, along with wide, oak filled hardwood buffer strips along the creeks. There are also agricultural fields on adjoining landowners. Having these timber types setup this property for prime hunting conditions.

Timberland

There are five different timber stands on the property providing good diversity. Fifty eight acres are in timber stands older than 30 years. The remainder of the tract is in two aged mixed stands.

Higher-Use

The ample highway 27 frontage and a adjoining railroad spur lends this property for multiple higher-use purposes.



View of Saddlebags Creek

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$367,750 for 142.5ac or any combination as shown on map. (Smaller parcels available.)

Tract Acreage: Mapped 142.5 ±, Taxed 135.33

Tract Location-

Legal: PT E2 SW4, S18; & PT E2 NW4, S19; T8N, R11E, Lawrence County, MS

Address: State Hwy 27N

Lat: 31°39' 23.18" N

Long: 90°08' 14.99" W

Paved Road Frontage: 5390'

Interior Roads: 2450' Dirt

Utilities-

Water: Sontag-Wanilla Water Ass.

Electric: Southern Pine EPA

Topography: Level with Terraces

Zoning: Rural, Timberland

Ad Valorem Taxes: 2011 - \$505.83

FEMA Flood Zone: Portions lie within flood zone AE, the 100

year flood zone. MAP # 28077C0100C (See Page 2)

History: Timberland

Mineral Rights: 50%

Streams: Saddlebags Creek, 2096' frontage & unnamed branches 3103' frontage

Soils: Name, % Area, Loblolly Site Index

Cadeville & Falkner, 3.1%, 82.5

Cahaba Sandy Loam, 16.6%, 87

Falkner Silt Loam, 51.7%, 85

Guyton Silt Loam, 19%, 95

Jena soils, 9.6%, 100

Driving Directions: From Hwy 27/ Hwy 84 interchange, drive North on Hwy 27 6.0 miles, tract on East side (☞) of Hwy.

Estimated Driving Times to Tract:

New Orleans: 156mi, 2hr 31 min

Baton Rouge: 144mi, 2hr 18 min

Jackson: 55 mi, 1hr

Hattiesburg: 69mi, 1hr 20min

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, Multiple parcels available, See Map on Page 3.

How to view the property: By appointment or signed Temporary Access Permit. (http://www.theforestpro.com/pdf/doc_1208180549.pdf)

Timber: Type-Acres-Age

Pine Sawtimber High Density-13.7 ac.-30 yrs

Hardwood Sawtimber Med. Density-11.3 ac.-50+yrs

Mixed Sawtimber Med. Density-32.6 ac.- 40+yrs

Mixed Pulpwood Low Density-9.3 ac.- 12yrs

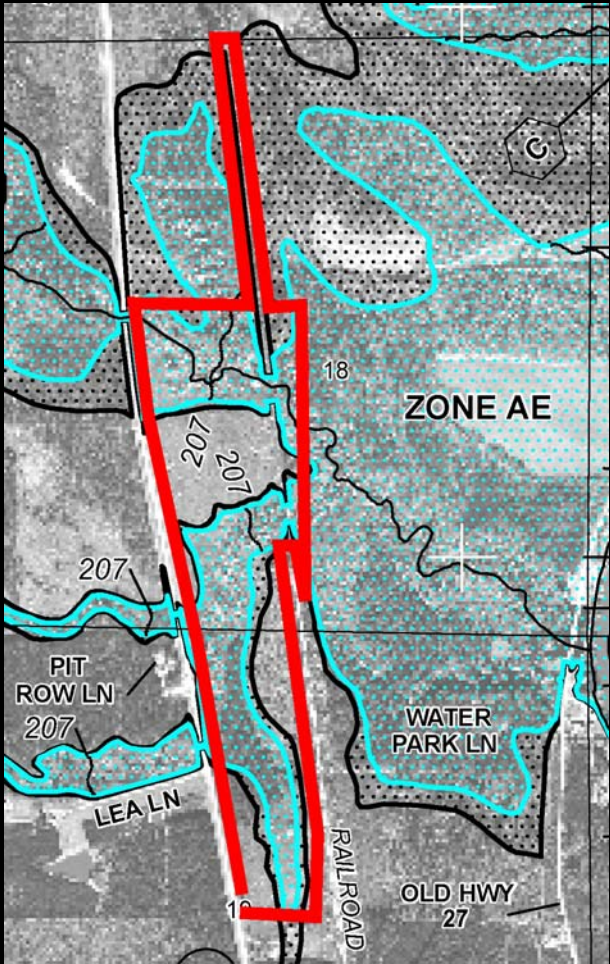
Mixed Reg. Med. Density-75.6 ac.— 6yrs

2012 Updated Timber Cruise Volumes & Value @6mo avg. price

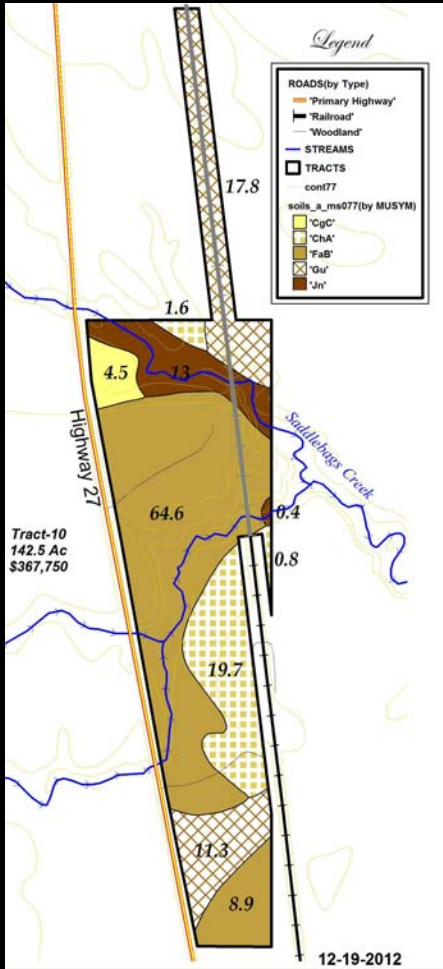
Pine Pulpwood	264 tons	\$9.62	\$2,540
Pine Chip-N-Saw	704 tons	\$19.13	\$13,468
Pine Sawtimber	1,671 tons	\$35.44	\$59,220
Spruce Sawtimber	230 tons	\$28.12	\$6,468
Hardwood Pulp	1,120 tons	\$3.18	\$3,562
Hardwood Pallet	207 tons	\$22.42	\$4,641
Red Oak Saw	403 tons	\$31.78	\$12,807
White Oak Saw	64 tons	\$28.42	\$1,819
Misc Hard Saw	112 tons	\$23.10	\$2,587
Total	4,775 tons		\$107,112**

****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, it's conditions, boundaries, timber volumes & values, or acreage figures.**

Supplemental Maps
FEMA Flood Zone Map



Soils Map



View of Creek Bottom



View of Hardwood Stand



View of Pine Stand



View along Highway 27 North



View along Railroad Spur

Hollow's at Saddlebag Creek

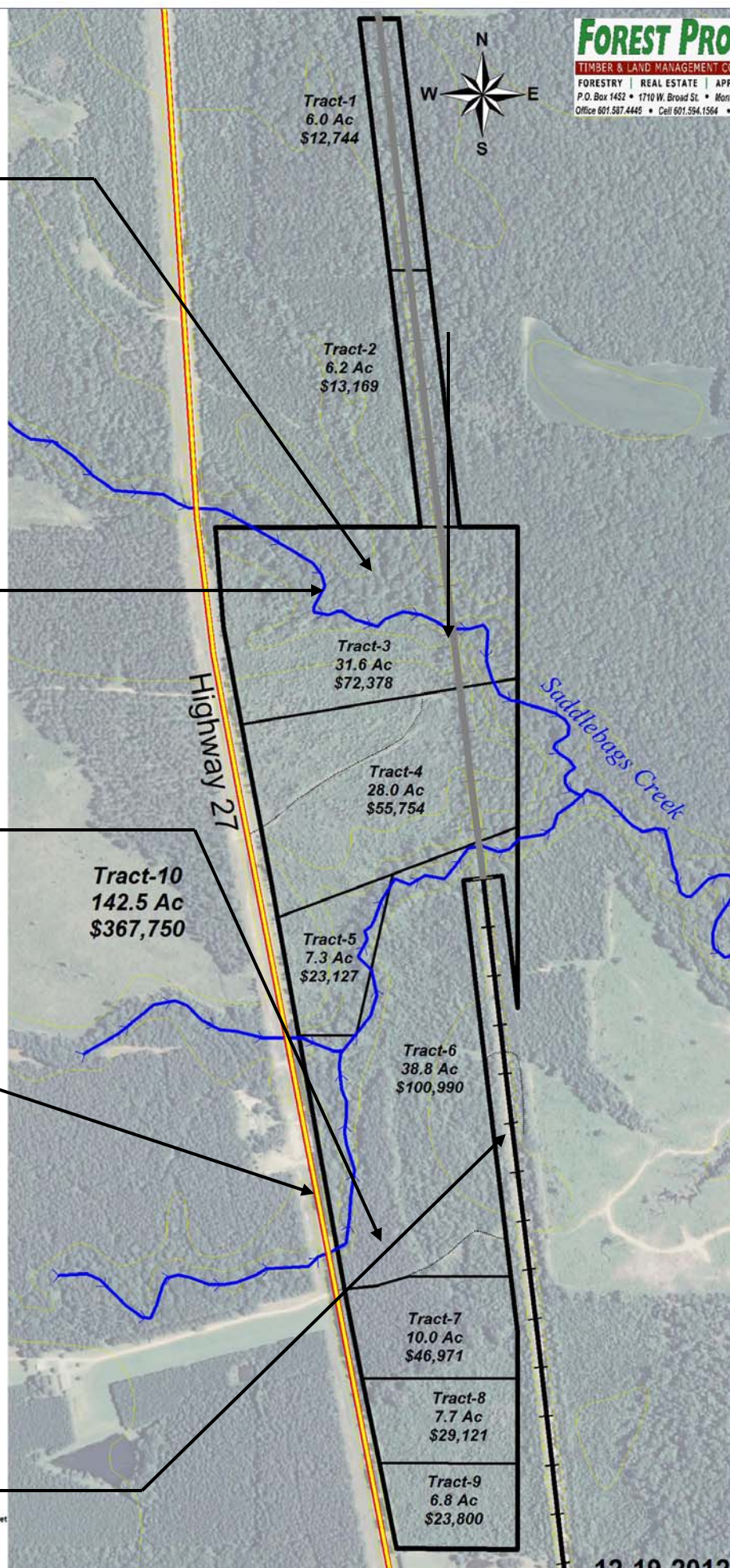
Tract & Parcels Map
Sections 18 & 19, T8N, R11E
Lawrence Co. MS

DESCRIPTION	Stand #	Acreage	Total	Description
HS2	3	11.3	11.3	HS2
MP1	4	9.3	9.3	MP1
MR2	5	75.6	75.6	MR2
MS2	1	32.6	32.6	MS2
PS3	2	13.7	13.7	PS3

Total Acreage: 142.5

Tract	Acres	Price
1	31.6	\$75,538.40
2	28.0	\$61,354.20
3	7.3	\$19,477.40
4	38.8	\$107,004.00
5	10.0	\$46,971.10
6	7.7	\$21,421.40
7	6.8	\$17,000.00
8	6.2	\$16,268.80
9	6.0	\$15,744.00
10(all)	142.5	\$367,650.00

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Legend

ROADS(by Type)

- 'Primary Highway'
- 'Railroad'
- 'Woodland'

STREAMS

— Parcels

TRACTS

cont77

— LAWRENCE10.SID

Scale = 1 : 825.00 (In : US Feet)

12-19-2012

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“EVERYTHING TIMBERLAND”

To view this property contact me.



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Were on the Web!
Www.theforestpro.com
Www.timberlandsales.com

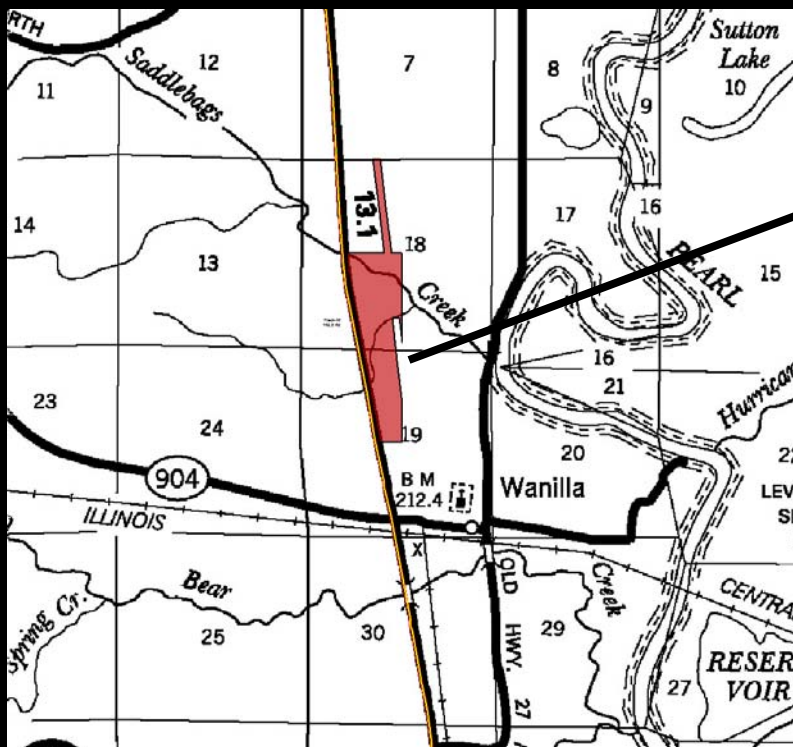
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Mailing Address Line 2

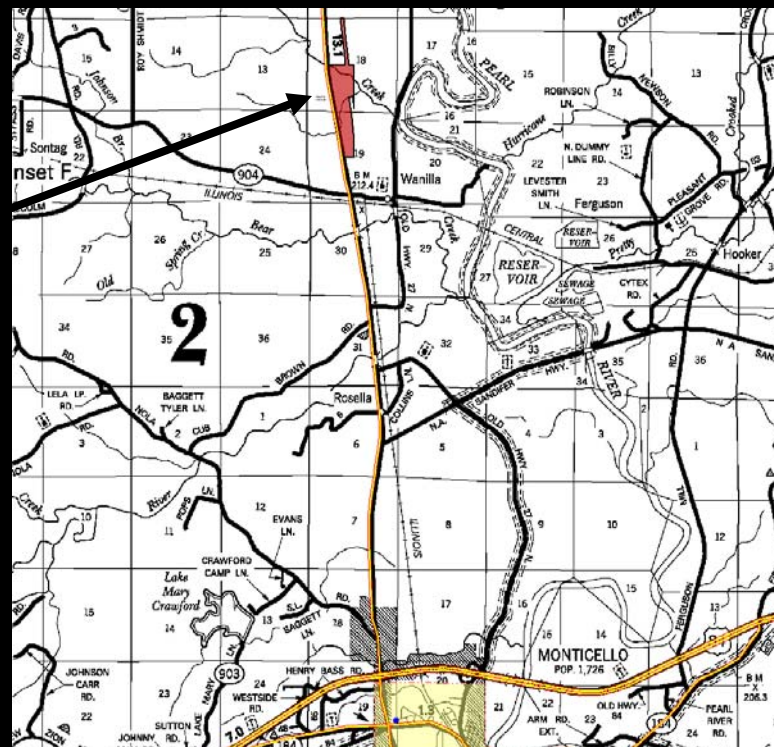
Mailing Address Line 3

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.