

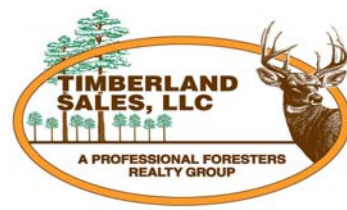
# "Dixie Intersection"

Section 3, T2N, R13W  
Forrest County, MS



Mark Dale Forester/Broker

M-601.594.1564  
O-601.587.4446  
POB 1452  
1710 W. Broad St.  
Monticello, MS  
39654



**For Sale**  
**59 ± Acres**  
**\$230,100.00**

Located in the Dixie community just south of Hattiesburg at the intersection of Old Hwy 49 and A.V. Hatten Rd is another great property for investment or for building your dream home. The recently first thinned 15 year old (2012) stand is set for awesome future income growth. The tract is convenient to Hattiesburg and Paul B. Johnson state park. Give us a call to see this property today.

## Quick Facts

Sales Price: \$230,100.00

Tract Acreage: 59

## Tract Location-

Legal: PT SE4 NW4, PT SW4 NE4, S3, T2N, R13W, Forrest County, MS

Address: 621-681 Old Hwy 49

Lat: 31.166453104698632

Long: -89.28752824495245

Paved Road Frontage: 2171'

Interior Roads: 300'

## Utilities-

Water: Yes, Rural Water As.

Electric: Yes,

Ad Valorem Taxes: 2011 - \$211.15

Topography: Rolling

Zoning: Rural/Timberland

Fema Flood Zone: None

History: Timberland

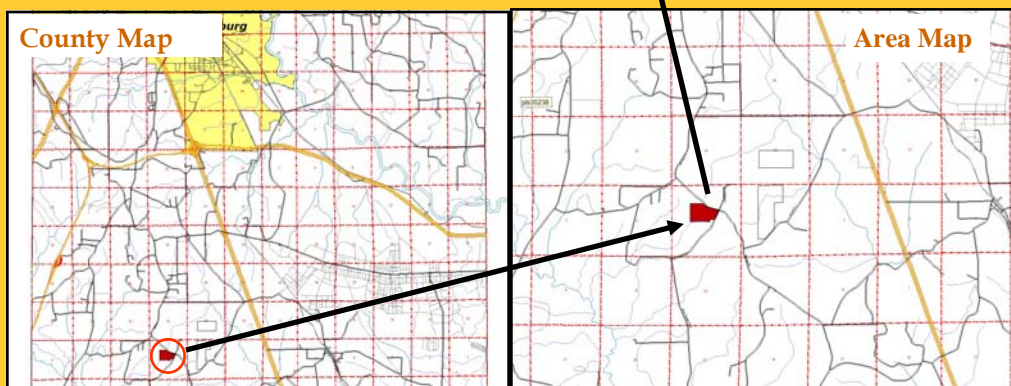
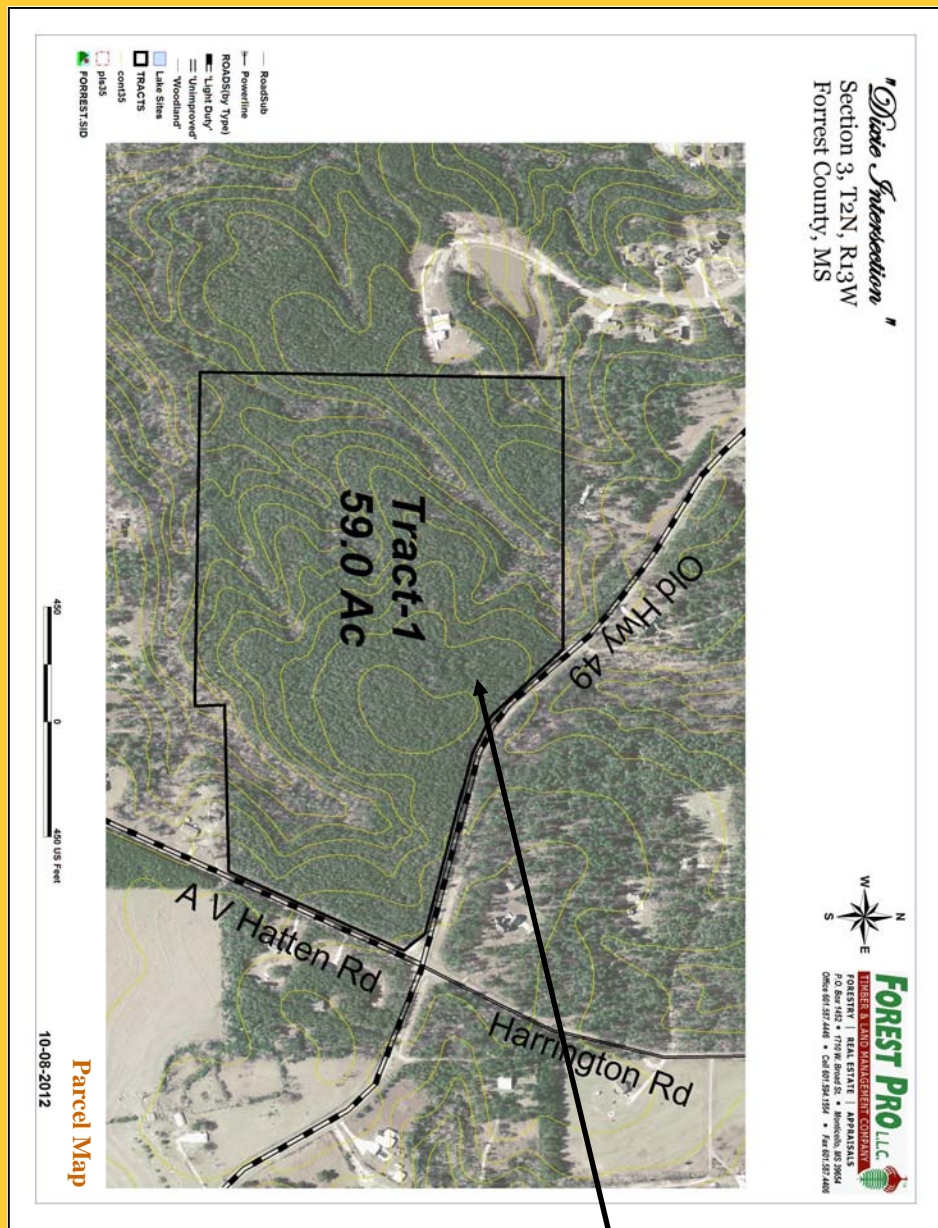
Timber: 59 acres, Pine, Pulpwood,

Med. Density, 15yr 1st thinned-2011

Mineral Rights: 50%

Driving Directions: From Hwy 98/ Elks Lake Rd interchange, drive South on Elks Lake Rd 5.2 miles, turn SE (↻) on Old Hwy 49 and go 0.6 miles to tract on (↻).

**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.





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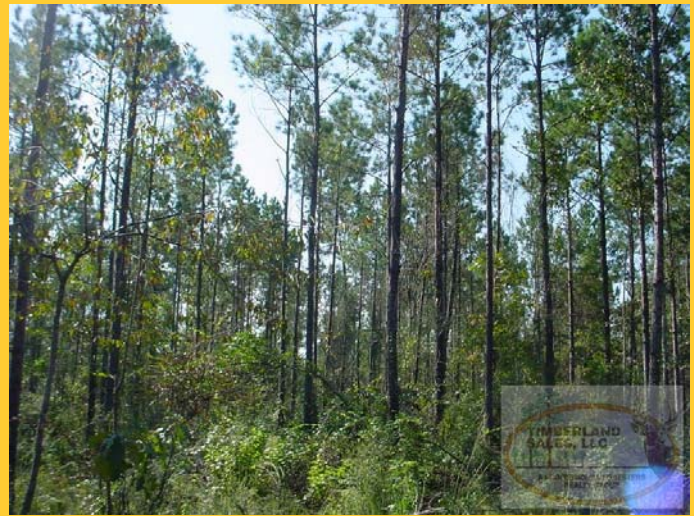


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View Southeast along Old Hwy 49.



View South from Old Hwy 49.



View South from Old Hwy 49 of woods road



Thinned pine timber.



View East at Intersection.

## MORE INFO:

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? No

Sub-dividable?: Yes, Make an offer.

How to view the property: By appointment or by signing release form ([www.theforestpro.com/pdf/doc\\_1208180549.pdf](http://www.theforestpro.com/pdf/doc_1208180549.pdf))

History: Timberland

Mineral Rights: 50%

Streams: None

Soils: Name, % Area, Site Index

Heidel sandy loam 12-30%, 59.5%, 90'

McLaurin loamy sand 2-5%, 40.5%, 90'