

"Buck Branch"

Section 8, T2S, R17W

Pearl River County, MS



Mark Dale Forester/Broker

FOREST PRO L.L.C.

TIMBER & LAND MANAGEMENT COMPANY

FORESTRY | REAL ESTATE | APPRAISALS

P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654

Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406

For Sale
221 Acres
\$408,850.00

If you been looking for discount acreage in Pearl River County here's the tract for you. This recent harvested property is priced well below competing properties in the area. The tract is on schedule to be planted in the fall of 2012. This rolling property is conveniently located to Bogalusa and only a hour and a half from New Orleans. This property can be accessed via Newman Road ..

Quick Facts

Sales Price: \$408,850.00

Tract Acreage: 221

Tract Location-

Legal: PT of S8, T2S, R17W, Pearl River County, MS

Address: 0 Newman Rd

Lat: 30°53'21.5" N

Long: 89°43'19.4" W

Paved Road Frontage: 2728'

Interior Roads: 0.75 mi

Utilities-

Water: Unknown

Electric: Yes, Unknown EPA

Topography: Rolling/Hilly

Zoning: Rural

Fema Flood Zone: None,

History: Timberland

Timber: 212 acres, to be planted in fall 2012.

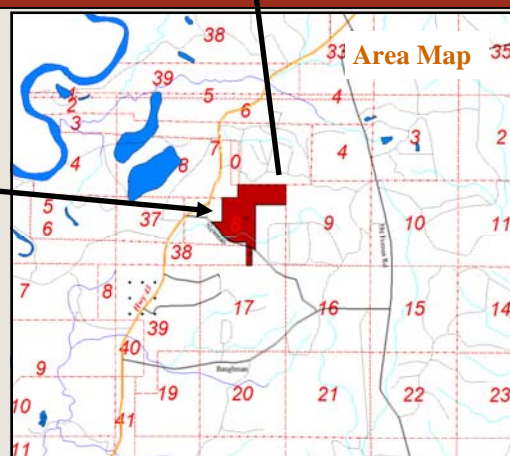
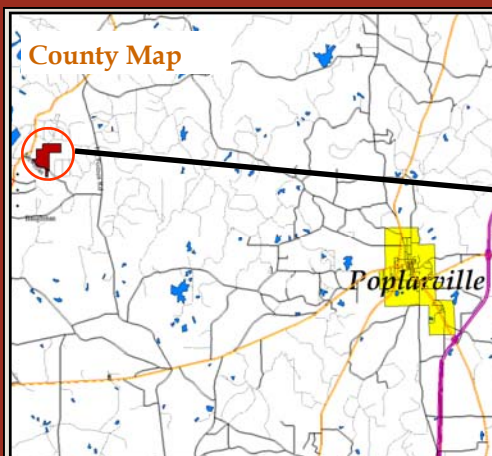
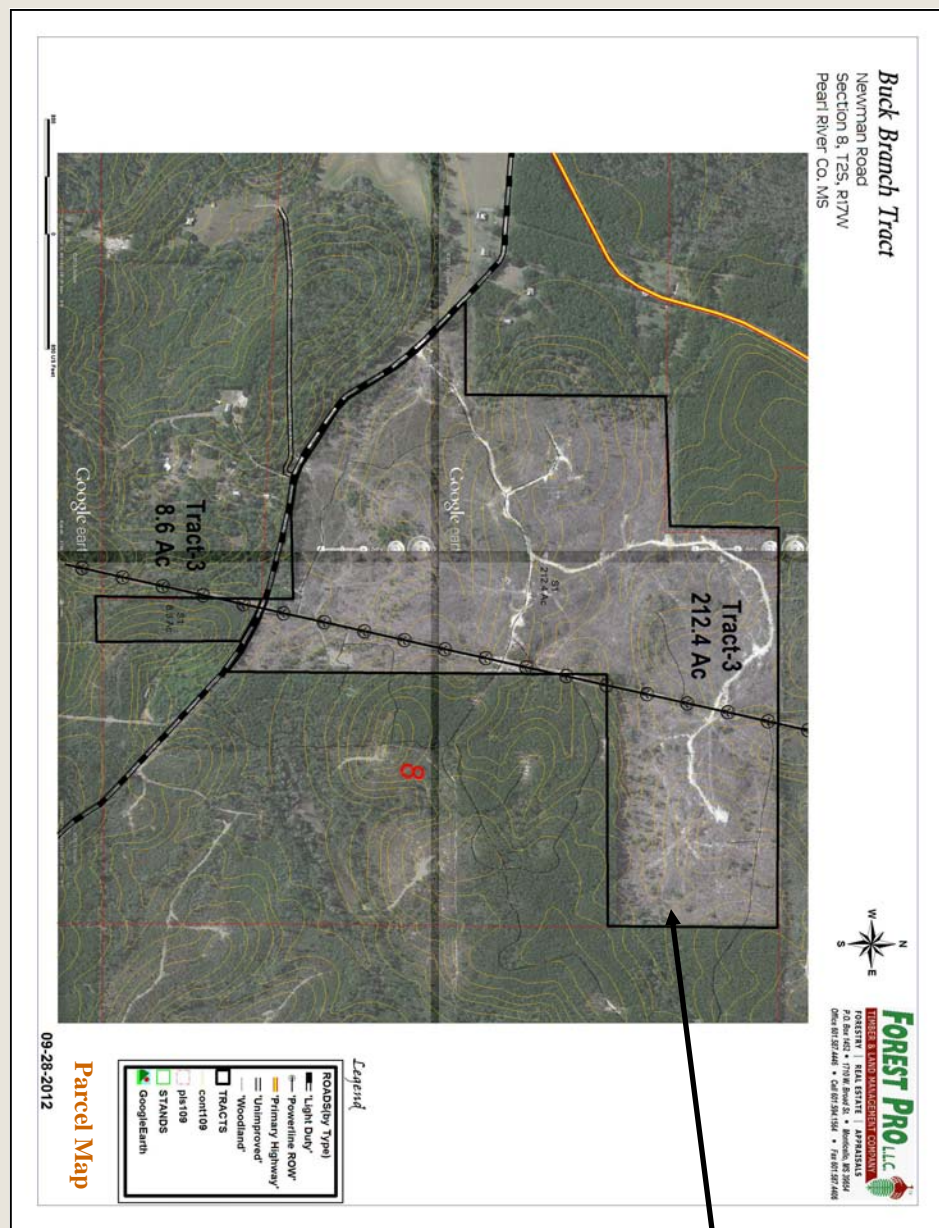
8.6 acres 16 year old pine.

Mineral Rights: 50%

Driving Directions: From Intersection Hwy 26/43 Go NNE on Hwy 43 for 8.2 miles to Newman Road, turn East (↻) on Newman Road and go 0.3 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.

www.theforestpro.com



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View North from Newman Road along pipeline.



View North from Newman Road along pipeline.



View along Pipeline (North)



View East



View along Newman Road (East)



View along Newman Rd.