

FOR SALE, $\pm 3,890$ ACRES

“Oxbows of the Pearl”

AN EXCEPTIONAL RECREATION AND TIMBERLAND PROPERTY

Property Amenities

“Oxbows of the Pearl” at $3,890 \pm$ acres, is one of the largest contiguous acreage tracts left on the Pearl River. Down long gravel roads two separate camps, await visitors. Peace and tranquility are but two of the many amenities offered by a tract this size.

Hunting & Fishing

The recreational possibilities on this tract are second to none with intensive management of Whitetail Deer and Wild Turkey populations for the last 10 years. Fishing opportunities abound in several oxbow lakes or along the banks of the Pearl River.

Game populations would be described as excellent due to the many summer and winter food plots located through out the tract. An active prescribed burning program has also increased the amount of forage for game as well as increased hunter visibility. With dove fields and a shooting range this property is primed and ready for you start your own commercial hunting business.

Ride to your hearts content on large sand bars along the pearl river and on over 30 plus miles of interior roads.

Timber management

The timber on this property contains high degree diversity in species and age classes. Approximately $2,651 \pm$ acres are planted loblolly pine ranging in ages 0 to 27 years of age. One of the most scenic areas includes $248 \pm$ acres of Virgin Hardwood along the River and surrounding several of the oxbows.

Camping

With 2 separate camp sites you can take your choice of where to spend your time. Like what you see so far? Then look inside to learn more.



One of many Oxbow lakes on the property

A little of the “Oxbows” History

The property has a history that antecedes the Civil War. According to deceased former owner Clyde Hatchell, Senator Stephen A. Douglas, the famous political foe of Abraham Lincoln, was once a co-owner of the property. For many years it was credited as being the largest cotton plantation on the Pearl River. In the early 1920's, Hatchell's father-in-law, Sam Hickman, purchased the plantation, and with the help of 35 tenant families, continued to grow cotton until 1951. During this

year, he converted the fields into pasture land and began grazing breed cattle. That same year Hatchell bought a partnership in the operation.

By 1959, Hickman had died and Hatchell was the sole owner. The cattle operation had expanded into a prosperous operation, but the owner had grown weary with the burden of keeping it in operation while at the same time managing a chain of retail stores he owned in Northern Louisiana. That same year the cattle were sold and the prop-

erty was converted into a Tree Farm. After many years of ownership by Hatchell his son sold the property to Hood Industries and after a period of turnover the property was acquired by Joe N. Miles & Sons lumber company and was joined with the 1100 acre Fouts Property.

While under the ownership of Miles Lumber Company the objectives of the property have been intensive management of the Wildlife and Timber resources of the property.

Senator Stephen A.

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Oxbows' Features

Dwellings and other structures

- Camp 1
 - 1995, 1960 sq. ft 3BD/2BA double wide mobile home with screened in back porch addition.
 - 720 sq. ft Out building with game cleaning station.
 - Covered Dog Kennel
- Camp 2
 - Building 1 is a 800 Sq. ft. 1BA camp with 400 Sq. ft. porch.
 - Building 2 is an 960 Sq. ft. Log home log home with 566 sq. ft screened porch.



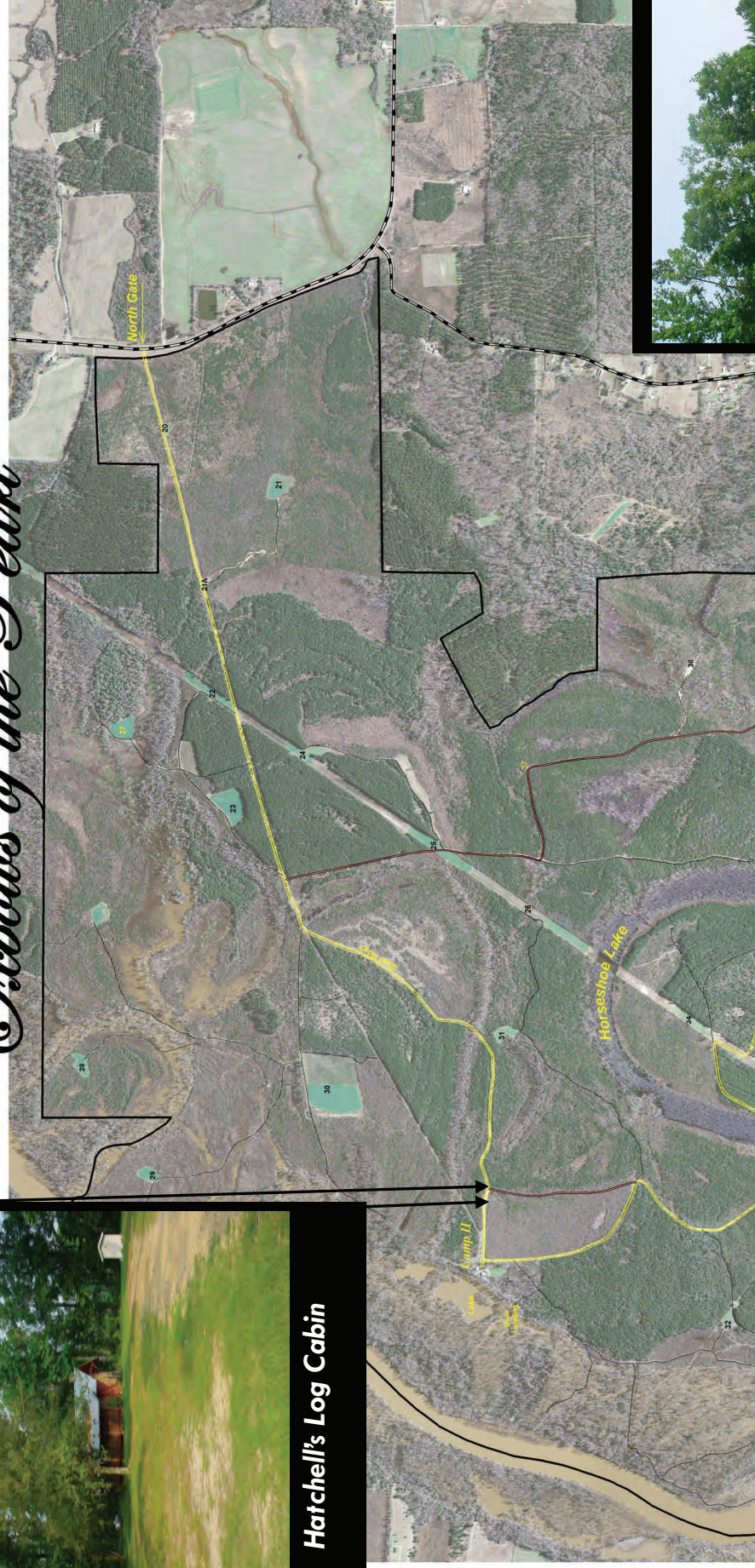
The Hatchell Camp



Hatchell's Log Cabin

- Game skinning shed.
- 30'x77' Equipment Building with walk in cooler.
- 300 yard rifle range with shooting tower.
- 11 acre dove field.
- 9 fishing lakes and ponds totaling 61.5 acres.
- 32 established Food Plots totaling 70 acres.
- Over 40 house stands throughout the property.
- 5 miles of Pearl River Frontage with several large sand-bars.
- 30+ miles of Interior Roads & Trails

"Oxbows of the Pearl"



Just the Facts:

Sales Price: \$9,894,984.00

Tract Acreage: Deeded 3994, Taxed 3802.87, Mapped 3884.2 ±,

Tract Location-

Legal: Sections 5, 6, 7, 8, 18, T6N, R20W, & Sections 1, 11, 12, 13, T6N, R21W, Lawrence County, MS

Address: 2467 River Rd

Lat: 31°29' 53.32" N

Long: 90°03' 18.73" W

Paved Road Frontage: 3709' on Hwy 43 & 4877' on River Rd

Interior Roads: 30+ miles of Gravel & Dirt

Utilities-

Water: Lawrence Co Rural Water As.

Electric: PRV EPA

Topography: Level with Terraces

Zoning: Rural, Timberland

Ad Valorem Taxes: 2009 - \$12,634.32

FEMA Flood Zone: Portions lie within flood zone AE, the 100 year flood zone. MAP # 280272-0150B

History: Timberland

Mineral Rights: 50% of what ever the current owner may own.

Streams: Pearl River 5.5 miles of frontage

Soils: Name, % Area, Site Index

Alaga Loamy Sand, 16.3%,80

Cahaba Sandy Loam, 18.8%,87

Jena Fine Sandy Loam, 4.8%, 100

Jena, Feq. Flooded, 29.2%, 100

Nugent soils, 2.4%, 90

Paden Silt Loam, 4.8%, 80

Providence Silt Loam, 0.9%, 87

Rosebloom Silt Loam, 13.0%, 95 CBO

Rosella Silt Loam, 3.3%, 80

Velda Silt Loam, 2.5%, 98

Water, 2.9%

Wanilla, 1.1%, 90

Driving Directions: From Hwy 84/ Hwy 43 interchange @ Silver Creek, MS, and drive South on Hwy 43 6.6 miles to North Gate.

Estimated Driving Times to Tract:

New Orleans: 144mi, 2hr 37 min

Baton Rouge: 147mi, 2hr 35 min

Jackson: 69.4 mi, 1hr 26 min

Hattiesburg: 59.2 mi, 1hr 18 min

Species Available for Hunting:

White-tailed Deer Wild Turkey

Squirrel Rabbit

Ducks Dove

Alligator (when allowed)

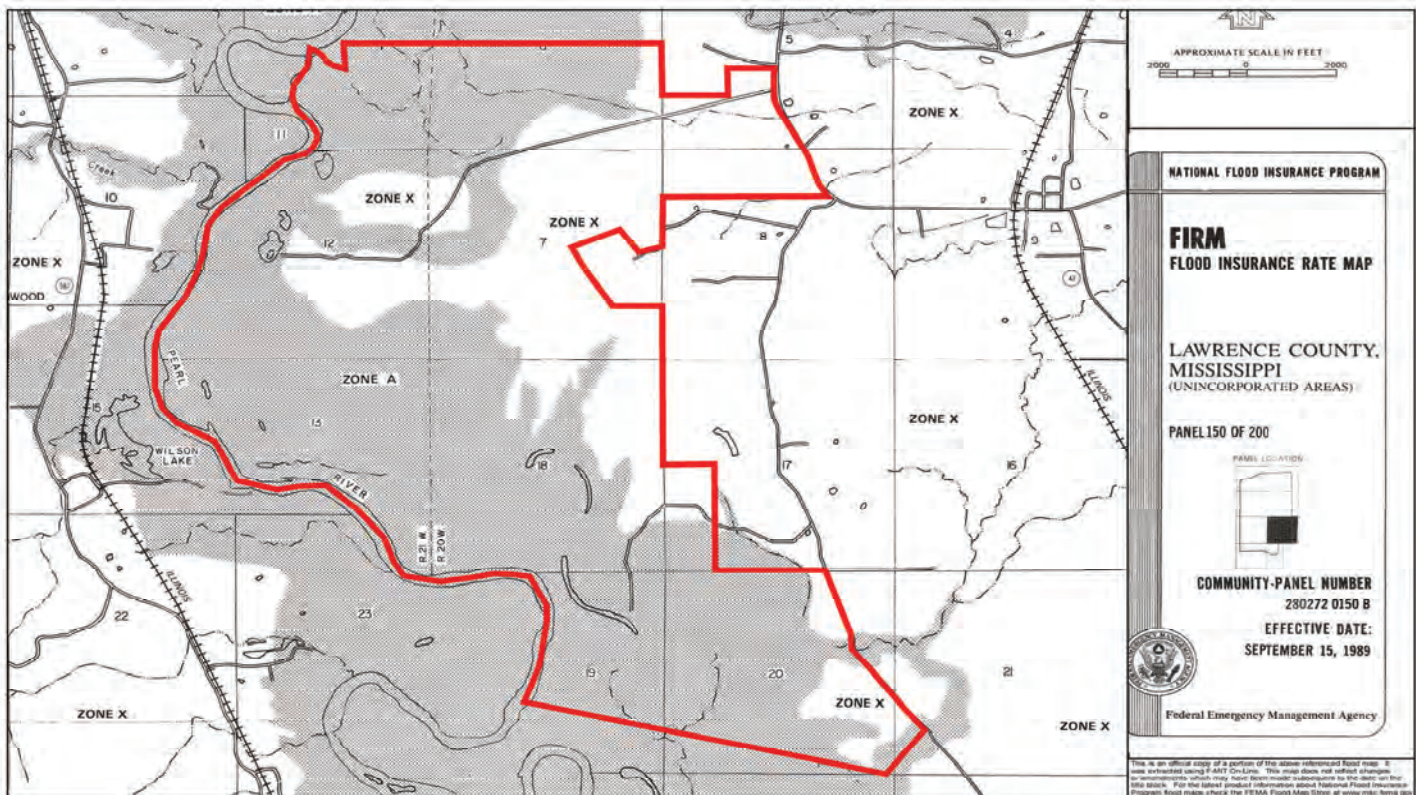
Species Available for Fishing:

Bass, Catfish, Bream, Crappie, Buffalo, Gar, Bowfin.

Timber

Approximately 475 acres of timber located on the property has been cut by seller.

Replanting assistance has been offered by seller on these areas.



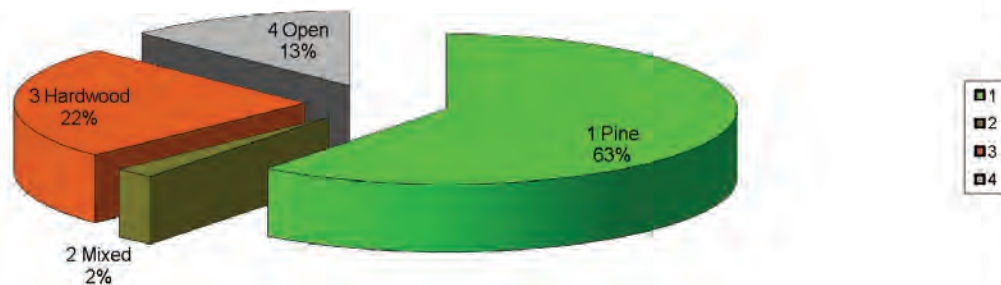
"Oxbows of the Pearl"
Stand Types Breakdown



	Pine Stands		Mixed Stands		Hardwood Stands		Other Stands	
	Stand Types	Acreage	Stand Types	Acreage	Stand Types	Acreage	Stand Types	Acreage
Regeneration	PR0	474.7	MR0	0.0	HR0	0.0		
	PR1	0.0	MR1	20.9	HR1	23.0	OR0	149.3
	PR2	1191.5	MR2	59.6	HR2	121.8	H2O	206.1
	PR3	0.0	MR3	0.0	HR3	0.0	RVR	137.6
	PR4	0.0	MR4	0.0	HR4	0.0		
Pulpwood	PP1	5.6	MP1	0.0	HP1	88.0		
	PP2	415.7	MP2	7.4	HP2	52.1		
	PP3	247.2	MP3	0.0	HP3	5.7		
	PP4	0.0	MP4	0.0	HP4	0.0		
Intermediate	PI1	10.2	MI1	0.7	HI1	116.5		
	PI2	3.3	MI2	0.0	HI2	196.5		
	PI3	0.0	MI3	0.0	HI3	98.6		
	PI4	0.0	MI4	0.0	HI4	0.0		
Sawtimber	PS1	0.0	MS1	0.0	HS1	36.8		
	PS2	2.7	MS2	0.0	HS2	165.4		
	PS3	0.0	MS3	0.0	HS3	47.9		
	PS4	0.0	MS4	0.0	HS4	0.0		
	TOTAL	2350.9	TOTAL	88.6	TOTAL	952.3	TOTAL	493.0

3884.8

Stand Type Percentages

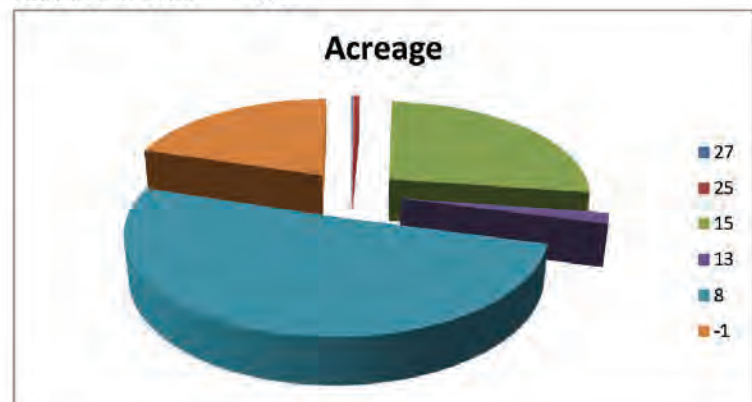


Pine Stand Age Breakdown

Planted	Acreage	Age	%
1984	2.7	27	0.1%
1986	13.5	25	0.6%
1996	626.6	15	26.7%
1998	41.9	13	1.8%
2003	1191.5	8	50.7%
2012	474.7	-1	20.2%
	0.0	0	0.0%
	0.0	0	0.0%

2350.9

For Current Year 2011



FOREST PRO L.L.C.

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“EVERYTHING TIMBERLAND”

To view this property contact me.



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Were on the Web!
www.theforestpro.com

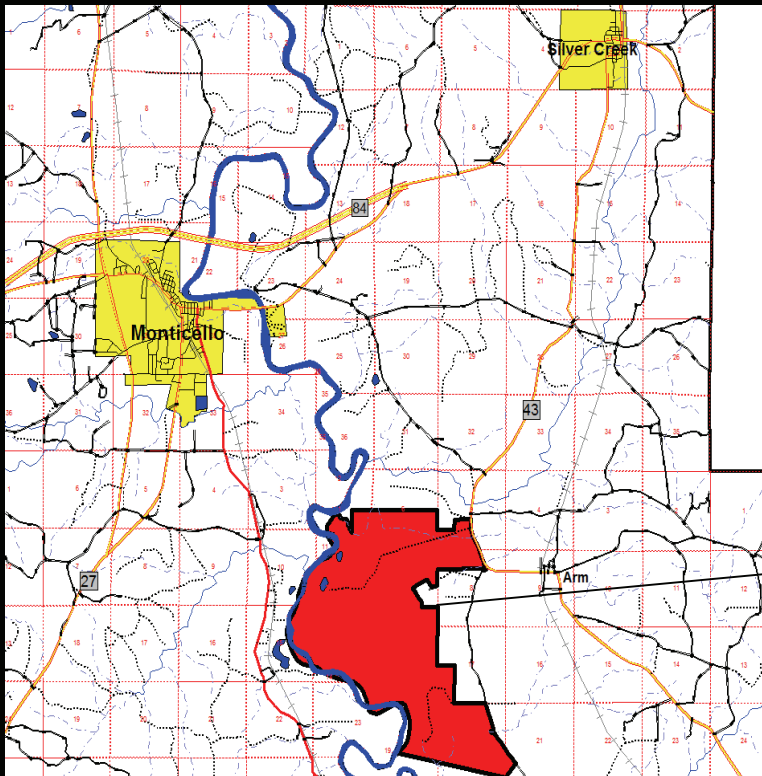
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Mailing Address Line 2

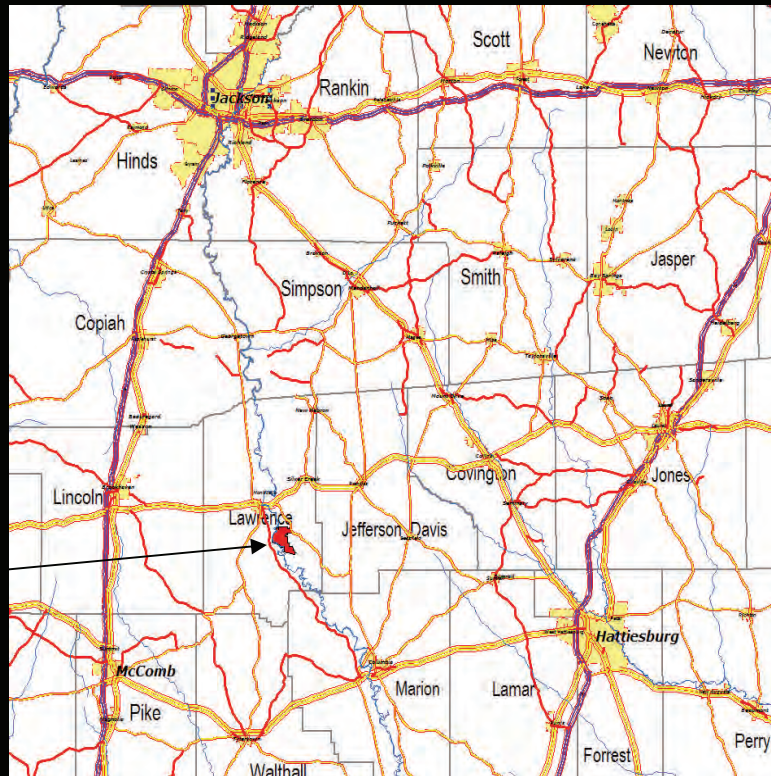
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Mailing Address Line 5



Area Location Map



County Location Map

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