

FOR SALE, ±200 ACRES

"Serenity at Silver Creek"

A TIMBERLAND INVESTMENT & RECREATIONAL PROPERTY

*In outdoorsmen's
ideal property that
can be enjoyed year-
round.*

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Property Amenities

Creek frontage properties have always had a special allure. We instinctively know that where there is water there is generally more game.

Let us introduce you to "Serenity at Silver Creek" where there is an abundance of wild game. This tract has over a mile of frontage along the East prong of Silver Creek. There is a quality 12 year old planted stand of loblolly pine and large hardwoods along the stream. Openings along the gasoline and powerline right of ways can be easily converted to large productive food plots. Studies from soils maps reveal very productive soils with a site index of 93 (Loblolly base age 50). Easy access to

electric utilities makes this property primed and ready for someone wanting to erect a campground. Come view this quality property.



View down Powerline

Just the Facts:

Sales Price: \$538,000 for (200 acres)

Tract Acreage:

Mapped 207.2 ±, Taxed 200, Deeded 200

Tract Location:

Legal: Part of E2, Section 11, T8N, R20W, Lawrence County, MS

Address: 0 East Grange Rd

Lat: 31°40' 37.2" N

Long: 89°58' 44.9" W

Paved Road Frontage: 2727' on Grange Rd

Interior Roads: 6731 feet Dirt

Utilities:

Water: None, Double Ponds

Electric: Southern Pine

Topography: Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes: 2009 - \$561.35

FEMA Flood Zone: Flood map 2802720050B, apx. 55% of acreage

History: Timberland

Mineral Rights: Any Owned%

Streams: Silver Creek, 7407' of

frontage

Soils: Name, % Area, Site Index

Jena Soils, 41.9%, 100

Nugent Soils, 1.1%, 90

Providence Silt Loam, 6.0%, 87

Ruston Sandy Loam, 41.5%, 90

Smithdale Sandy Loam, 9.4%, 86

Driving Directions: From Hwy 43/Hwy 84 intersection, drive North on Hwy 43 go 0.9 miles to caution light, continue North (N) on Hwy 43 for 5.4 miles to East Grange Road, turn East (E) and drive 0.6 miles, Tract is on the South (S) Side of Road.

Estimated Driving Times to Tract:

New Orleans: 166 mi, 2 hr 47 min

Baton Rouge: 152 mi, 2 hr 42 min

Hattiesburg: 60 mi, 1 hr 16 min

Jackson: 57 mi, 1 hr 14 min

Species Available for Hunting:

White-tailed Deer Wild Turkey

Squirrel Rabbit

Duck

Timber: Type-Acres-Age 2010

(Timber in Stand 2 has been sold, 25.3 acres)

PR0 - Cutover - 25.3 ac - 0 years

HI2 - Hardwood Intermediate Med. Density - 82.2 ac - 35+ year

PP3 - Pine Pulpwood High Density - 92.7 ac - 12 year

ORO - Open - 6.5 ac

Est. Volumes of 175 remaining acres & Value @ 5yr avg. price

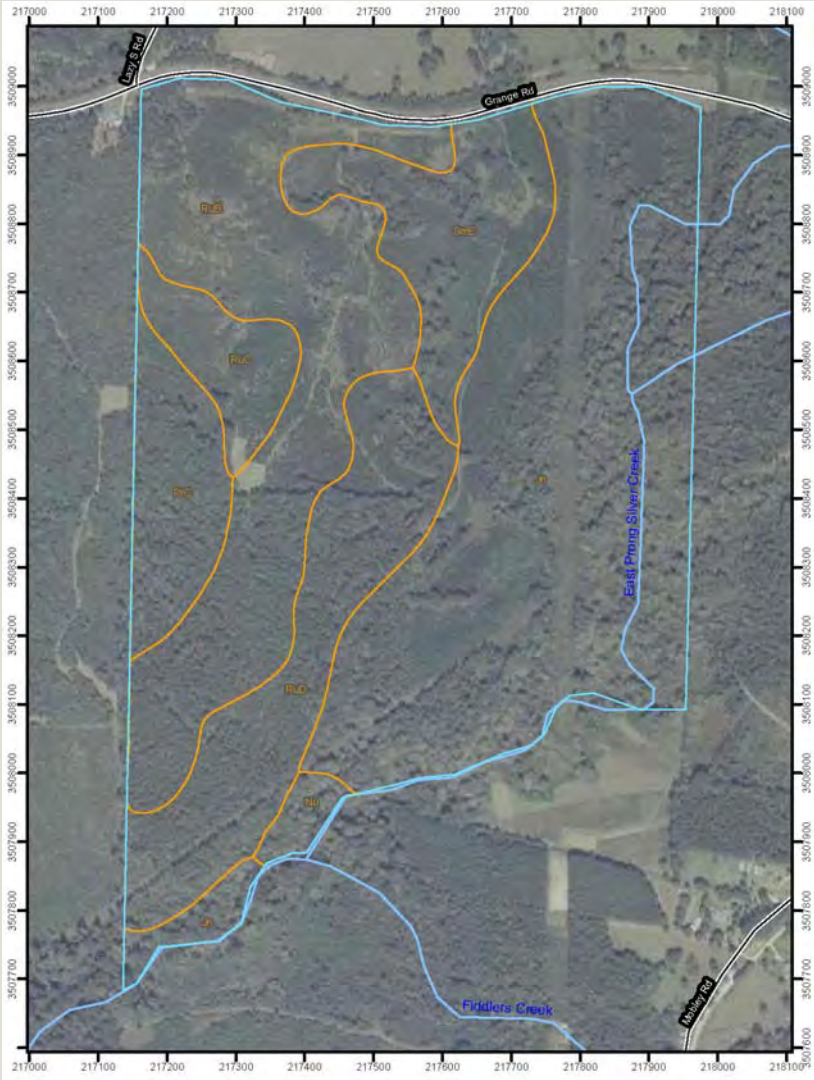
Pine Pulpwood	7,723 tons	\$10.45	\$ 80,705
Hardwood Pulp	3,180 tons	\$5.85	\$ 18,603
Hardwood Pallet	1,428 tons	\$19.38	\$ 27,675
Red Oak Saw	262 tons	\$28.81	\$ 7,548
White Oak Saw	152 tons	\$25.80	\$ 3,922
Yellow Poplar Saw	75 tons	\$26.94	\$ 2,021
Misc. Hrdwd Saw	91 tons	\$22.86	\$ 2,080
Total	12,911 tons		\$142,554**

**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 & values, or acreages.

Improvements

None

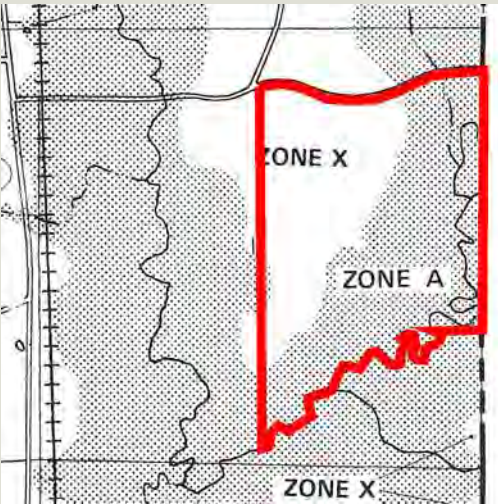
Supplemental Maps
Soils Map



Soils Table

Lawrence County, Mississippi (MS077)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Jn	Jena soils, frequently flooded	85.9	41.9%
Nu	Nugent soils, frequently flooded	2.3	1.1%
PrC	Providence silt loam, 5 to 8 percent slopes	12.4	6.0%
RuB	Ruston sandy loam, 2 to 5 percent slopes	49.6	24.2%
RuC	Ruston sandy loam, 5 to 8 percent slopes	8.3	4.0%
RuD	Ruston sandy loam, 8 to 12 percent slopes (smithdale)	27.4	13.3%
SmE	Smithdale sandy loam, 15 to 30 percent slopes	19.2	9.4%
Totals for Area of Interest		205.1	100.0%

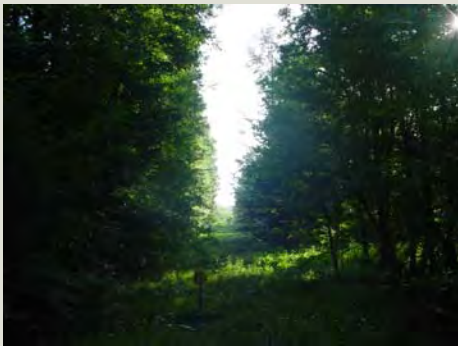
FEMA Map Panel #2802720050B shows areas of the subject property are located within Flood Zone A.



View of Pine Stand



View of Food Plot



View of Pipeline



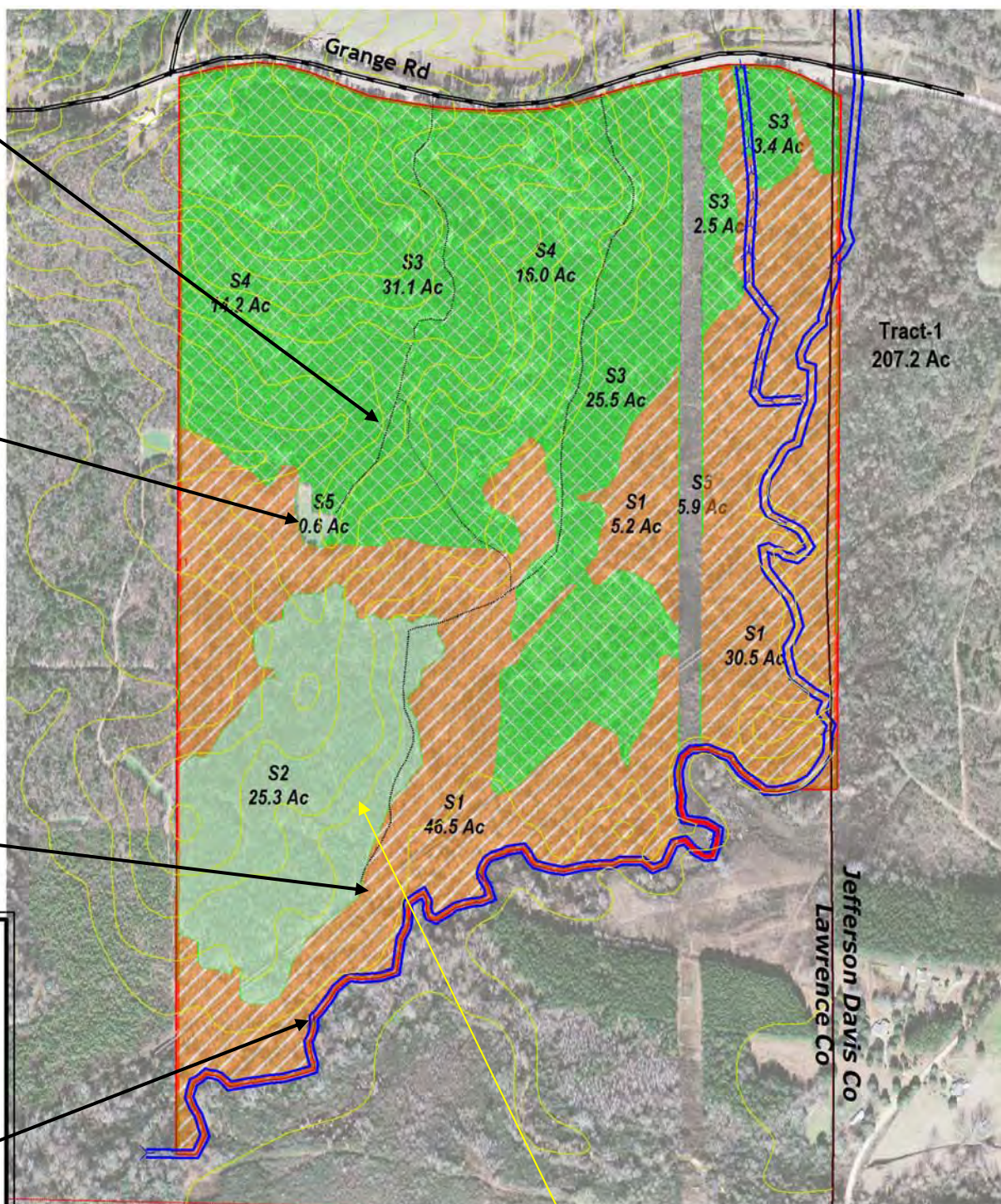
View of Silver Creek

Serenity at Silver Creek
Stand Map over 2006 Aerial Photo
Section 11, T8N, R20W
Lawrence Co. MS

DESCRIPTION	Stand #	Acreage	Total	Description
HI2	1	82.2	82.2	HI2
OR0	5	6.5	6.5	OR0
PP3	3	62.5	62.5	PP3
PP3	4	30.2	92.7	PP3
PR0	2	25.3	25.3	PR0
Total Acreage: 206.6				



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Legend

- cco77
- pri77
- inter77
- Contours
- pls77
- co77
- EP Silver Crk
- Roads
- Pipeline
- STANDS**
 - 'HI2'
 - 'OR0'
 - 'PP3'
 - 'PR0'
- TRACTS
- LAWRENCE.SID

Timber located in Stand labeled as Stand 2 (S2) has been previously conveyed by the owner for a period of 12 months.

Scale = 1 : 660.00 (In : US Feet)

660 0 660 US Feet

07-27-2010

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“EVERYTHING TIMBERLAND”

To view this property contact me.



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Were on the Web!
www.theforestpro.com

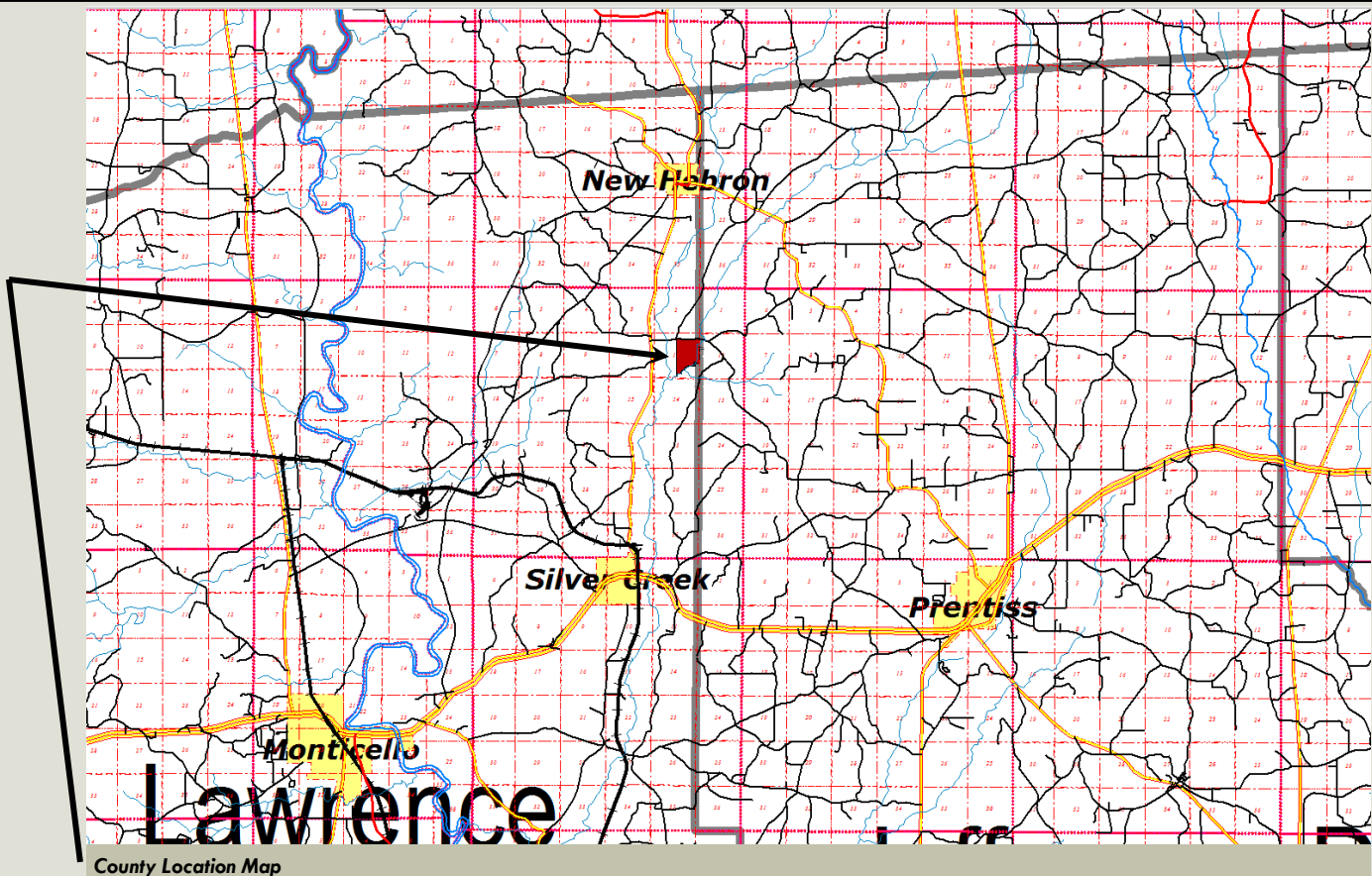
Mailing Address Line 1

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Mailing Address Line 5



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