

FOR SALE, ±1592 ACRES

“Lakes of Silver Run”

A RECREATIONAL AND TIMBERLAND PROPERTY

Property Amenities

Located in western Stone this property gives you access to one of the Red Gap Lakes and unlimited hunting opportunities.

Looking for a great recreation and timberland tract? Then look no further. This property is loaded with deer and wild hogs and is located adjacent to Little Biloxi Wildlife Management Area, making your hunting opportunities virtually unlimited. It also gives you frontage on one of the Red Gap Lakes, and along with a five acre lake on the property, you'll have 74 acres of fishing possibilities.

If you want a timber investment come see one of the finest three (3 @ 2010) year old plantations in South Mississippi. This stand can

rival most 5 year old plantations as far as growth.



Frontage on one of Red Gap Lakes

*A chance to own
property with frontage
on one of Red Gap
Lakes.*

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$4,330,867 in total or Tract 1 933.8ac for \$2,539,665 or Tract 2 658.6ac for \$1,791,201

Tract Acreage:

Mapped 1592.4 ±, Taxed 1599, Deeded 1605.3

Tract Location:

Legal: PT S2 Section 34, PT SW4 Section 35, T3S, R13W; Section 3, Pt Section 10, NW4, SW4 NE4, Section 15, T4S R13W, Stone County, MS

Address: 0 Perkinson-Silver Run Road

Lat: 30°43' 22.68" N

Long: 89°17' 0.45" W

Paved Road Frontage: 5280' on Perkinson-Silver Run Rd & 983 feet on Hickman Tower (gravel) road

Interior Roads: 8.1 miles Dirt

Utilities-

Water: Rural Water As.

Electric: Entergy

Topography: Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes: 2009 - \$6,422.35

FEMA Flood Zone: Flood map unavailable online

History: Timberland

Mineral Rights: 50%

Streams: None

Soils: Name, % Area, Site Index

Benndale fine sand loam, 21.2%, 94

Malbis fine sand loam, 1.5%, 90

McLaurin loamy sand, 16.9%, 90

Saucier fine sandy loam, 27.8%, 80

Smithdale fine sandy loam, 17.4%, 86

Smithton fine sandy loam, 12.6%, 85

Smithton-Harlestone ass., 1.5%, 90

Water, 1.2%

Driving Directions: From Hwy 49/ Perkinson-

Silver Run Rd interchange, drive West on Perkinson-Silver Run Rd go 10.3 miles, Tract is on the South Side of Road (↷) .

Estimated Driving Times to Tract:

New Orleans: 88.9mi, 1hr 40 min

Baton Rouge: 146mi, 2hr 47 min

Jackson: 139 mi, 2 hr 43 min

Biloxi: 39.7 mi, 52 min

Species Available for Hunting:

White-tailed Deer Wild Turkey

Squirrel Rabbit

Wild Hogs

Timber: Type-Acres-Age 2010

Mixed Intermediate Med. Density - 581.8 ac - 35+years

Pine Regeneration Med. Density - 348.7 ac - 3 year

Pine Pulpwood Med. Density - 609.0 ac -12 year

Hardwood Pulpwood Low Density - 23.3 ac - ~ year

Pine Intermediate Med. Density - 2.9 ac - 25 year

Mixed Regeneration Med. Density - 3.9 ac - ~ year

Water - 22.2 ac

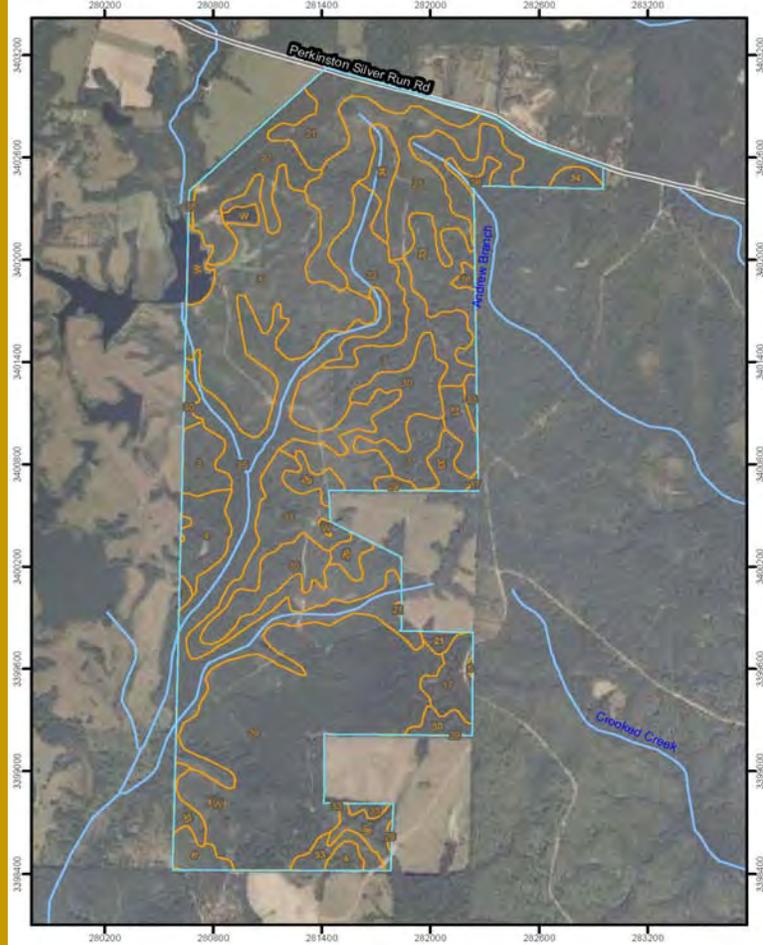
Open - 1.5 ac

Old 2003 Estimated Volumes of 581.8 ac & Value @5yr avg. price

Pine Pulpwood	1,383 tons	\$9.88	\$ 13,664
Pine Chip-N-Saw	1,788 tons	\$20.09	\$ 35,921
Pine Sawtimber	2,342 tons	\$36.62	\$ 85,764
Hardwood Pulp	19,834 tons	\$5.25	\$104,128
Hardwood Pallet	3,277 tons	\$19.38	\$ 63,508
Red Oak Saw	1,195 tons	\$28.81	\$ 34,428
White Oak Saw	29 tons	\$25.80	\$ 748
Yellow Poplar Saw	1,746 tons	\$26.94	\$ 47,037
Gum Saw	706 tons	\$22.09	\$ 15,596
Misc. Hrdwd Saw	505 tons	\$22.86	\$ 11,544

Total 32,805 tons \$412,338

Stone County, Mississippi (MS131)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Bennedale fine sandy loam, 2 to 5 percent slopes	117.9	7.4%
4	Bennedale fine sandy loam, 5 to 8 percent slopes	36.0	2.3%
5	Bennedale fine sandy loam, rolling	170.7	10.7%
6	Bennedale fine sandy loam, undulating	13.2	0.8%
17	Malbis fine sandy loam, 2 to 5 percent slopes	24.2	1.5%
21	McLaurin fine sandy loam, 2 to 5 percent slopes	73.8	4.6%
22	McLaurin fine sandy loam, 5 to 8 percent slopes	63.3	4.0%
23	McLaurin fine sandy loam, undulating	132.7	8.3%
29	Saucier fine sandy loam, 2 to 5 percent slopes	332.1	20.8%
30	Saucier fine sandy loam, 5 to 8 percent slopes	112.4	7.0%
33	Smithdale fine sandy loam, 8 to 15 percent slopes	253.3	15.9%
34	Smithdale fine sandy loam, 15 to 25 percent slopes	23.9	1.5%
35	Smithton fine sandy loam, frequently flooded	200.4	12.6%
36	Smithton-harleston association, occasionally flooded	23.6	1.5%
W	Water	18.7	1.2%
Totals for Area of Interest		1,596.4	100.0%

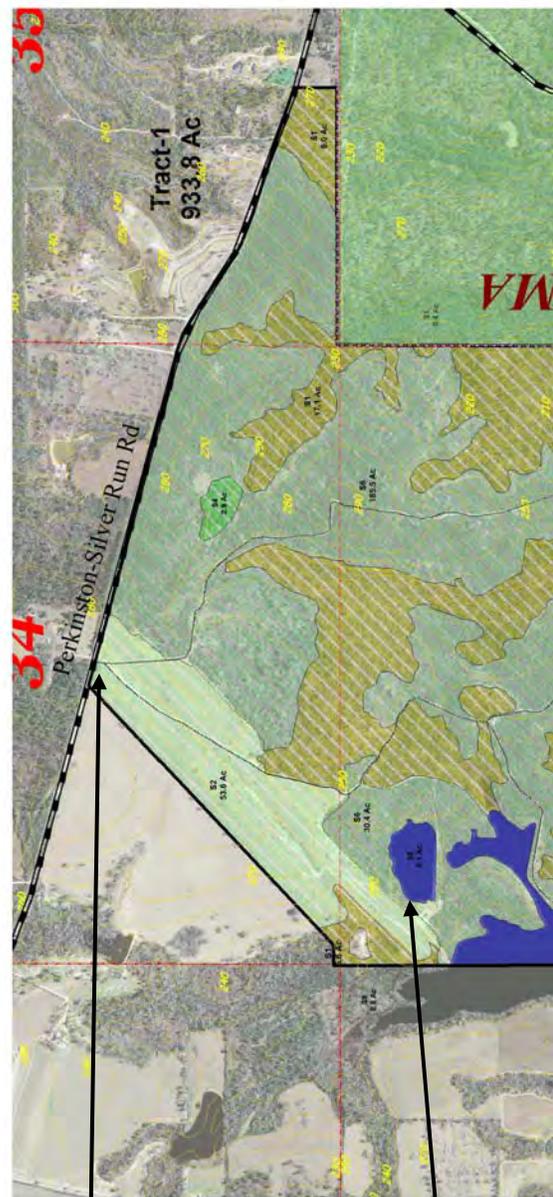


Lakes at Silver Run
Sections 3, 10, & 15, T3S, R13W
Sections 34 & 35, T4S, R13W
Stone Co. MS

DESCRIPTION	Stand #	Acres	Total	Description
H2O	8	22.2	22.2	H2O
HP1	3	23.3	23.3	HP1
MI2	1	581.8	581.8	MI2
MR2	7	3.9	3.9	MR2
OR0	9	1.5	1.5	OR0
PP2	4	2.9	2.9	PP2
PR2-07	2	348.7	348.7	PR2-07
PR2-98	6	609.0	609.0	PR2-98
Total Acres:		1593.3		



FOREST PRO L.L.C.
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View of Road at Gate





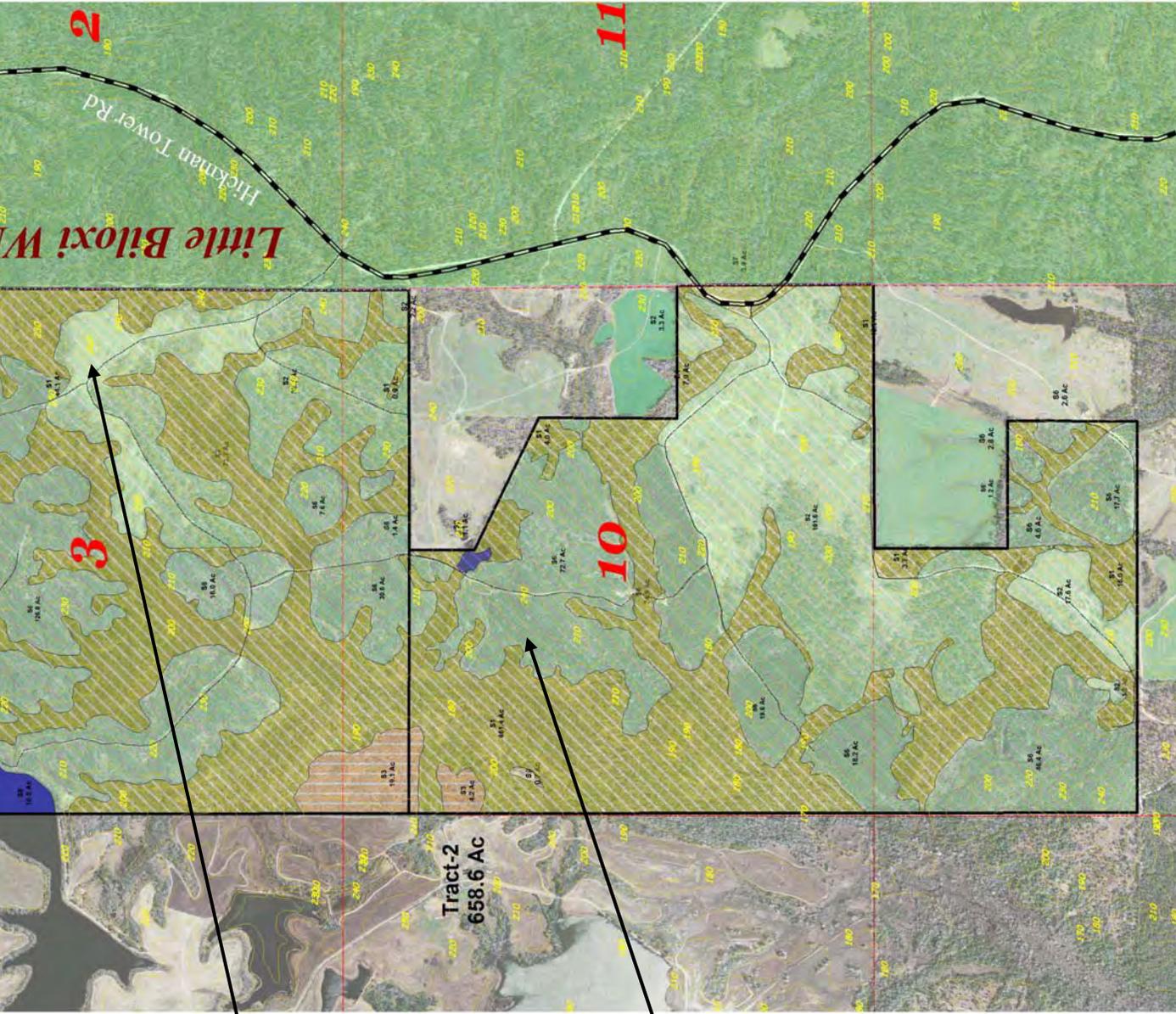
View of Pond



View of Young Pine Stand



View of Pine Stand



Scale = 1 : 1200.00 (In : US Feet)



07-06-2010

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“EVERYTHING TIMBERLAND”

To view this property contact me.



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Mailing Address Line 1

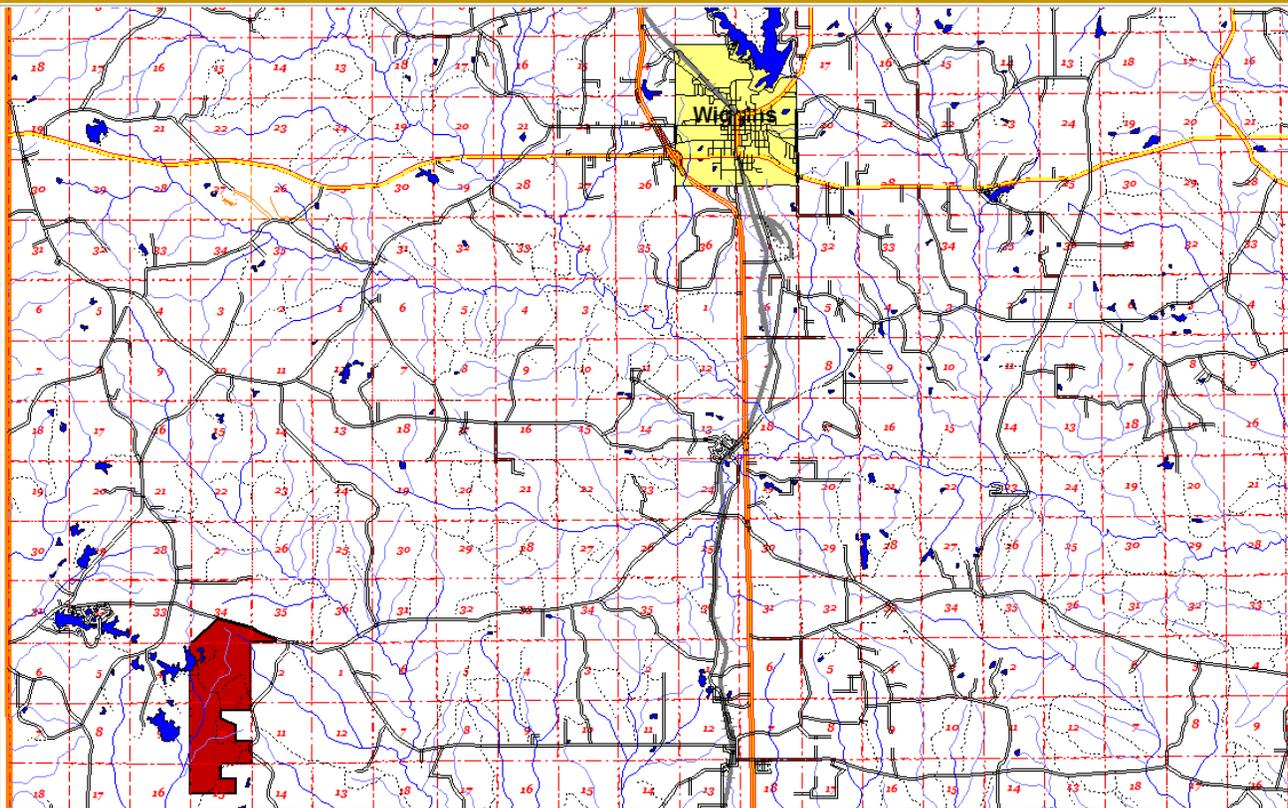
Mailing Address Line 2

Mailing Address Line 3

Mailing Address Line 4

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County Location Map

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