



54.47+/- acres & 21.48+/- acres tracts

Two parcels of land with over 1,400 feet of frontage along Highway 43, East of Canton, Mississippi. The property has a mixture of mature timber and would be ideal for a private homestead, investment, or small hunting camp. Parcel "A" contains 54.47+/- acres and is priced at \$2,750.00 per acre. Parcel "B" contains 21.48+/- acres and is priced at \$3,000.00 per acre.. Both parcels have great access off of Hwy. 43 and utilities are available to the property.

- Timber investment.
- Mature pines and hardwoods.
- Deer and turkey hunting.
- 54.47+/- Acres - \$2,750.00/acre.
- 21.48+/- Acres - \$3,000.00/acre.
- 45 minutes from Jackson.



Jon-David Johnson - Broker Associate

Larry Smith-Vaniz Realty, LLC

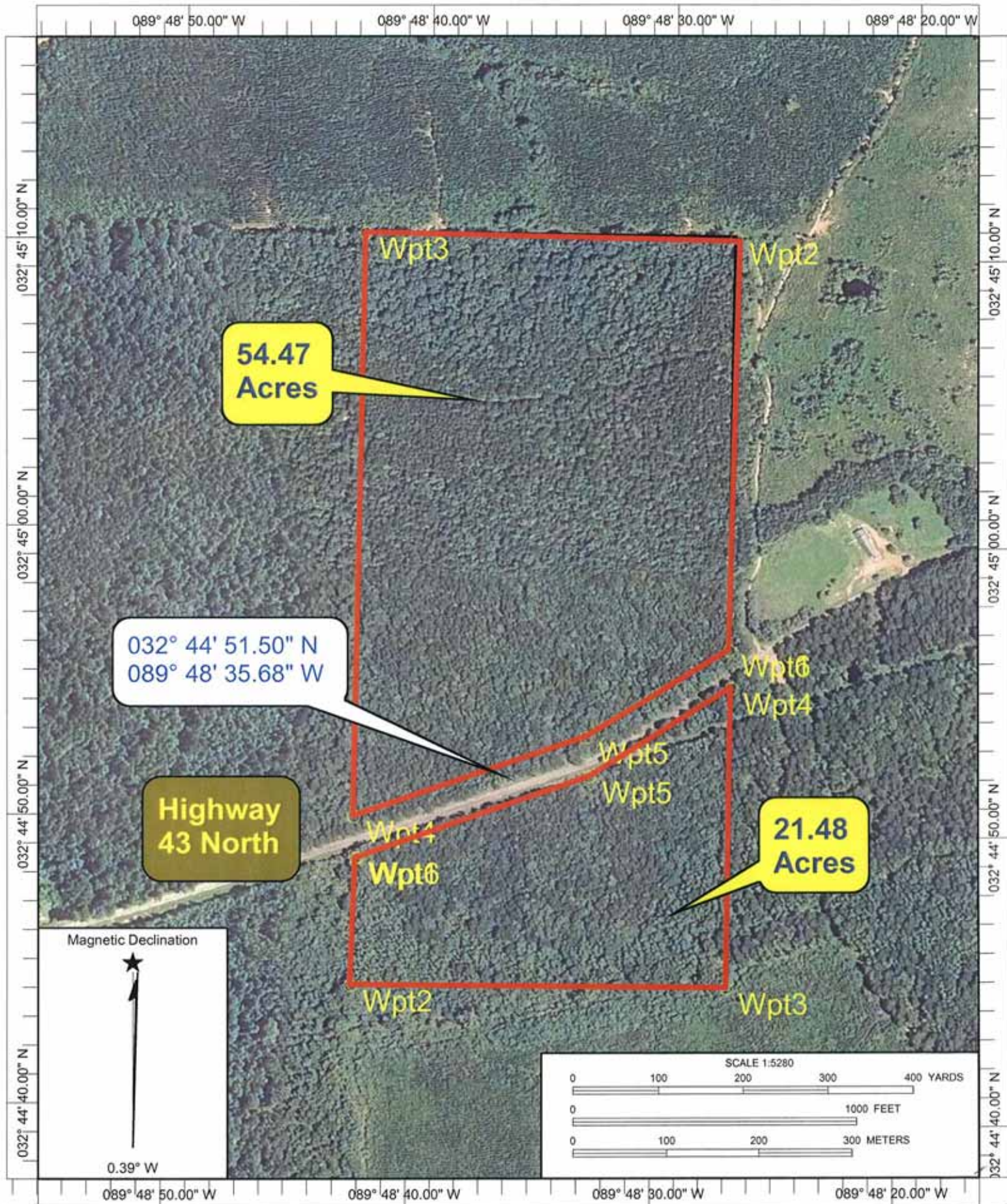
281 Old Jackson Road
Suite 20
Madison (Gluckstadt), Ms 39110

WWW.LSVREALTY.COM

Phone: 601-855-7192
Mobile: 601-624-7288
Fax: 601-855-7193
E-mail: jjohnson@lsvrealty.com

Whether you're Buying or Selling, or just have questions about Real Estate in general....I'll be glad to help





Name: FARMHAVEN NE, MS
Date: 12/4/2009
Scale: 1 inch equals 440 feet

Location: 032° 44' 57.65" N 089° 48' 36.31" W NAD27
Caption: Larry Smith-Vaniz Realty
Jon-David Johnson
601-624-7288

**75.95 Acre Parcel Highway
43 North, Madison County,
Ms 15+/- Miles Northeast
of Canton, MS**

**54.47
Acres**

**21.48
Acres**

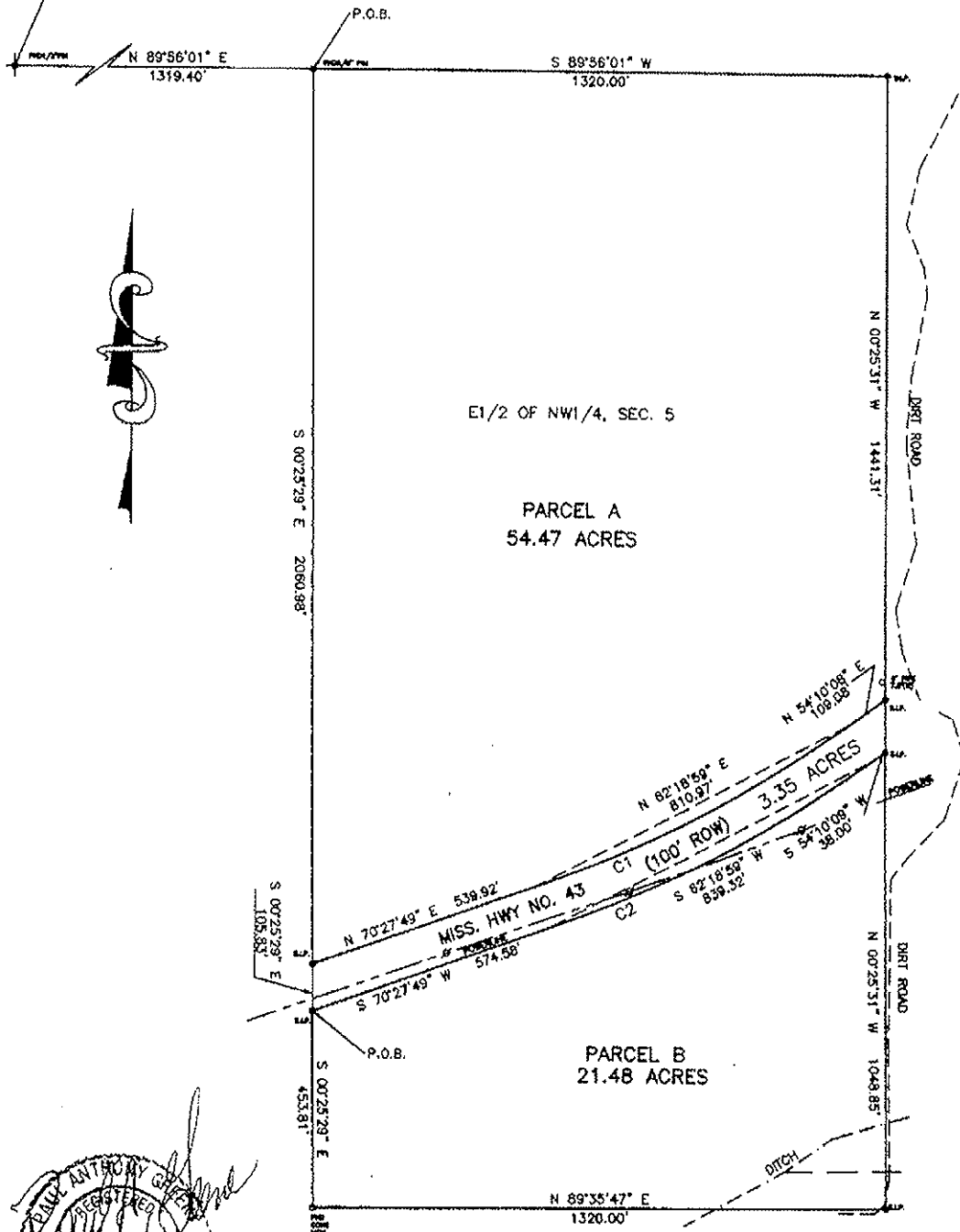
**Highway
43**

Name: CAMDEN
Date: 12/3/2009
Scale: 1 inch equals 667 feet

Location: 032° 45' 02.35" N 089° 48' 39.70" W NAD27
Caption: Larry Smith-Vaniz Realty
Jon-David Johnson
601-624-7288

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS
C1	16°17'41"	813.71'	2861.21'
C2	16°17'41"	842.15'	2961.21'

COMMENCE
NW COR OF SECTION 5
T-10-N, R-5-E, MADISON
COUNTY, MISS



PLAT OF SURVEY PARCELS 'A' & 'B'
LOC. E1/2 OF NW1/4 OF SEC. 5
T-10-N, R-5-E, MADISON COUNTY, MS

- NOTE:
- * CLASS 'C' SURVEY.
 - * BEARINGS ARE REFERENCED FROM GPS OBSERVATION, MISSISSIPPI WEST ZONE, NAD83, CONVERGENCE ANGLE: 00°17'08" CW.
 - * EASEMENTS OF RECORD, IF ANY, NOT SHOWN, NOT FURNISHED TO ME.

GREENE LAND SURVEYING, INC.
872 PRISOCK ROAD
JACKSON MS 39272
TEL. NO. 601 373-5755
DATE: 10-29-2007
SCALE: 1" = 300'

EDGAR TIMBER SERVICES

BRUCE EDGAR
Registered Forester #902
1305 Sunset Dr.
Canton, MS 39046

Home: (601) 859-1603
Mobile: (601) 594-6268
Fax: (601) 859-9755

September 23, 2007

VIA HAND DELIVERY

C. R. Montgomery
3350 N. Liberty Street, Suite A
Canton, MS 39046

TS

Dear Bob:

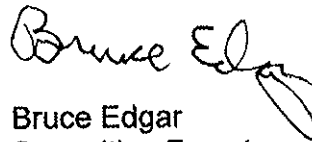
Attached you will find the results of a timber cruise I recently conducted on 78 acres of land belonging to Julius Hamilton located in Madison County, Mississippi. The property lies in the E1/2 of the NW1/4 of Section 5, Township 10 North, Range 5 East.

Based on recent sales of comparable timber in this area, I estimate the present value of all merchantable timber to be as follows:

Pine Sawtimber	116,680 bd.ft. @ \$275/mbf	\$32,087.00
Red Oak Sawtimber	29,710 bd.ft. @ \$275/mbf	8,170.00
White Oak Sawtimber	3,860 bd.ft. @ \$225/mbf	868.00
Gum & Poplar Sawtimber	8,320 bd.ft. @ \$150/mbf	1,248.00
Pine Pulpwood	441.2 cds. @ \$15.60/cd.	6,882.00
Hardwood Pulpwood	671.0 cds. @ \$8.10/cd.	<u>5,435.00</u>
Total Present Value		\$54,690.00

These figures are based on recent sales and may vary over time due to fluctuations in the timber market, weather, log inventories, etc.

Very truly yours,



Bruce Edgar
Consulting Forester
Registered Forester #902