

# FOR SALE, ±285 ACRES

## “Two Rivers Tract”

### AN EXCEPTIONAL RECREATION AND TIMBERLAND PROPERTY

*A chance to own  
property at the mouth of  
the Fair River along  
the Pearl River.*

#### Property Amenities

“The Two Rivers Tract” at 285± acres, is an absolute gem in recreational properties. How often does the chance present itself for one own a property with frontage on not one, but two rivers ?

##### Recreation

The recreational possibilities on this tract are unmatched for a property this size. Located in the middle of a the property is located a 14.4 acre field that has historically been used as a dove field then converted into a large food plot for deer and turkey seasons. For the duck hunter there is an 18 acre oxbow slew plus hunting opportunities along both rivers. Whitetail Deer and Wild Turkey abound on this property and have been subject to very light hunting pressure for the past

several years. Of coarse other recreational opportunities include fishing, camping, and ATV riding on the properties trails or on the large sandbars along both rivers.



Fair River where it flows into the Pear River

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

#### Just the Facts:

Sales Price: \$849,500

Tract Acreage: Mapped 285 ±,

#### Tract Location-

Legal: NE4 of SE4, Fractional NE4, & PT of W2, S32, T8N, R11E, Lawrence County, MS

Address: Old Hwy 27

Lat: 31°37' 19.46" N

Long: 90°06'55.87" W

Paved Road Frontage: 506'

Interior Roads: 1962' Gravel, 9393' Dirt

#### Utilities-

Water: Lawrence Co Rural Water As.

Electric: Southern Pine EPA

Topography: Level with Terraces

Zoning: Rural, Timberland

Ad Valorem Taxes: 2009 - \$815.38

FEMA Flood Zone: Portions lie within flood zone AE, the 100 year flood zone. MAP # 280272-0075B

History: Timberland

Mineral Rights: None, Reserved

Streams: Fair River, 5503' frontage & Pearl River 2426' frontage

Soils: Name, % Area, Site Index

Alaga Loamy Sand, 5%,80

Cahaba Sandy Loam, 19%,90

Falkner Silt Loam, 6%,90

Guyton Silt Loam, 8%,90

Jena soils, 20%, 98

Nugent soils, 3%, 90

Rosebloom Silt Loam, 18%, 90

Velda Silt Loam, 5%, 98

Wanilla Silt Loam, 1%, 90

Water, 15%

Driving Directions: From Hwy 27/ Hwy 84 interchange, drive North on Hwy 27 3.4 miles to Old 27. Turn East (↷) on Old 27 and go 0.4 miles to tract. (Gravel road goes straight in hard right turn of the road.

#### Estimated Driving Times to Tract:

New Orleans: 156mi, 2hr 35 min

Baton Rouge: 141mi, 2hr 22 min

Jackson: 60 mi, 1hr

#### Species Available for Hunting:

White-tailed Deer Wild Turkey

Squirrel Rabbit

Ducks Dove

Alligator (when allowed)

#### Timber: Type-Acres-Age

Pine Sawtimber High Density-51.6 ac.-29yrs

Hardwood Intermediate Med. Density-73.0 ac.-40+yrs

Hardwood Sawtimber Med. Density-34.5 ac.-50+yrs

Pine Intermediate Med. Density-2.3 ac.- ~25 yrs

Mixed Sawtimber Med. Density-14.2 ac.- 35+yrs

Mixed Intermediate Med. Density-4.0 ac.- 29yrs

Hardwood Pulpwood Low Density-19.0 ac.

Hardwood Regeneration Med. Density-22.9 ac.-~10 yrs

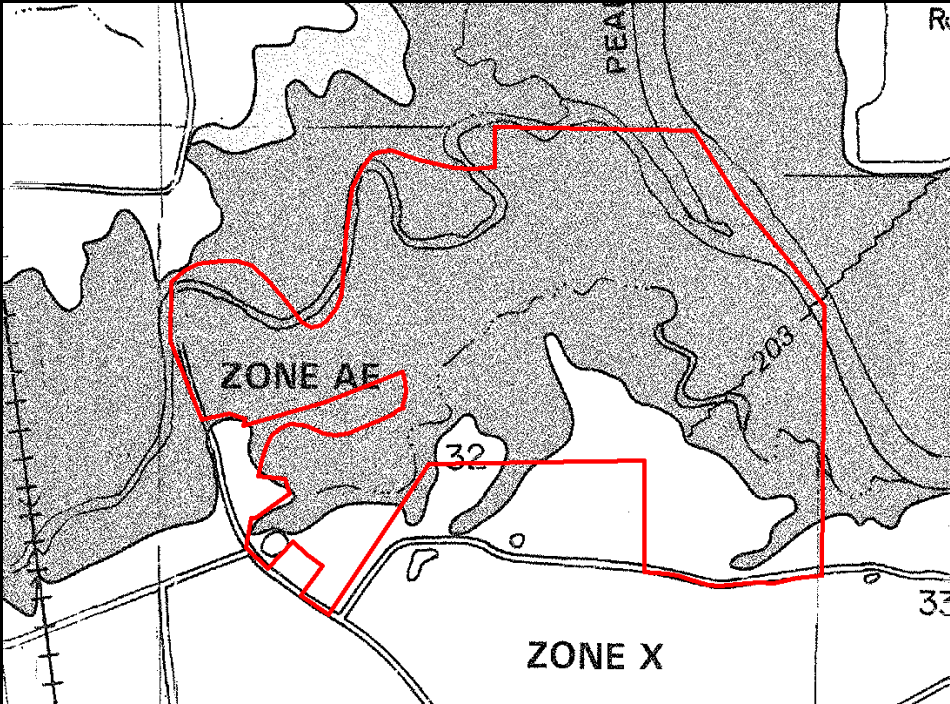
Open- 41.2 ac

Water-25.1 ac

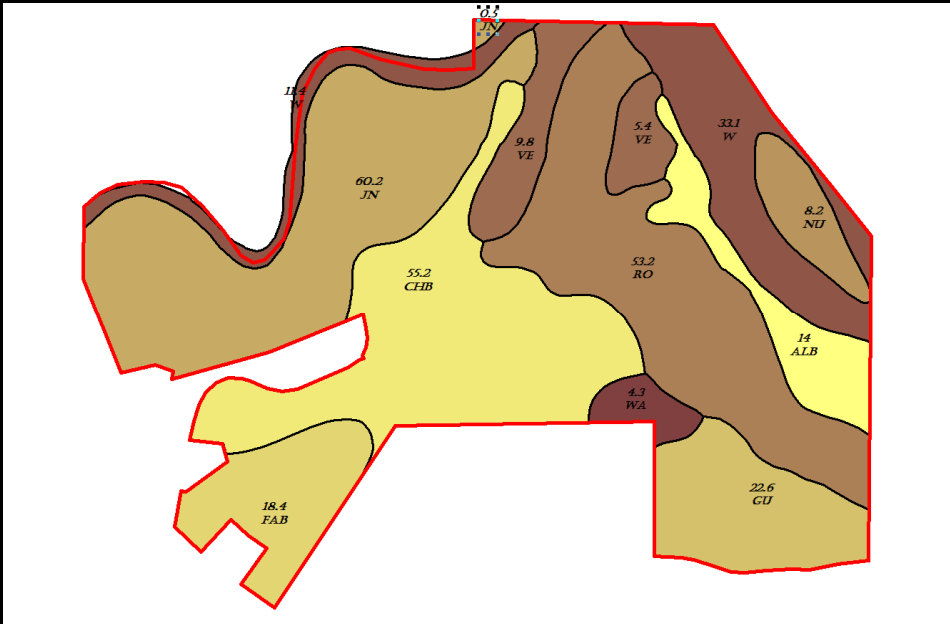
#### 2009 Acquisition Timber Cruise Volumes & Value @5yr avg. price

Pine Pulpwood	505.5 tons	\$9.10	\$4,600.05
Pine Chip-N-Saw	2,015.8 tons	\$22.75	\$45,859.45
Pine Sawtimber	4,392.7 tons	\$40.89	\$179,617.50
Spruce Sawtimber	97.1 tons	\$23.75	\$2,306.13
Hardwood Pulp	5,702.9 tons	\$4.94	\$28,172.33
Hard Pallet	407.3 tons	\$18.78	\$7,649.09
Red Oak Saw	798.9 tons	\$33.24	\$26,555.44
White Oak Saw	56.7 tons	\$24.96	\$1,415.23
Misc Hard Saw	1,520.9 tons	\$22.01	\$33,475.01
Cypress Saw	362.7 tons	\$33.24	\$12,056.15
Cypress Pulp	392.0 tons	\$4.94	\$1,936.48
Total	16,252.5 tons		\$343,642.85





Soils Map



View of Pine Stand

*Two Rivers Tract*  
2006 Natural Photo  
Section 32, T8N, R11E  
Lawrence Co. MS



*Legend*

- ROADS
- cont77
- STANDS
- TRACTS
- pls77
- LAWRENCE.SID



Field View



Box Stand





View of Duck Slew



View of Fair River

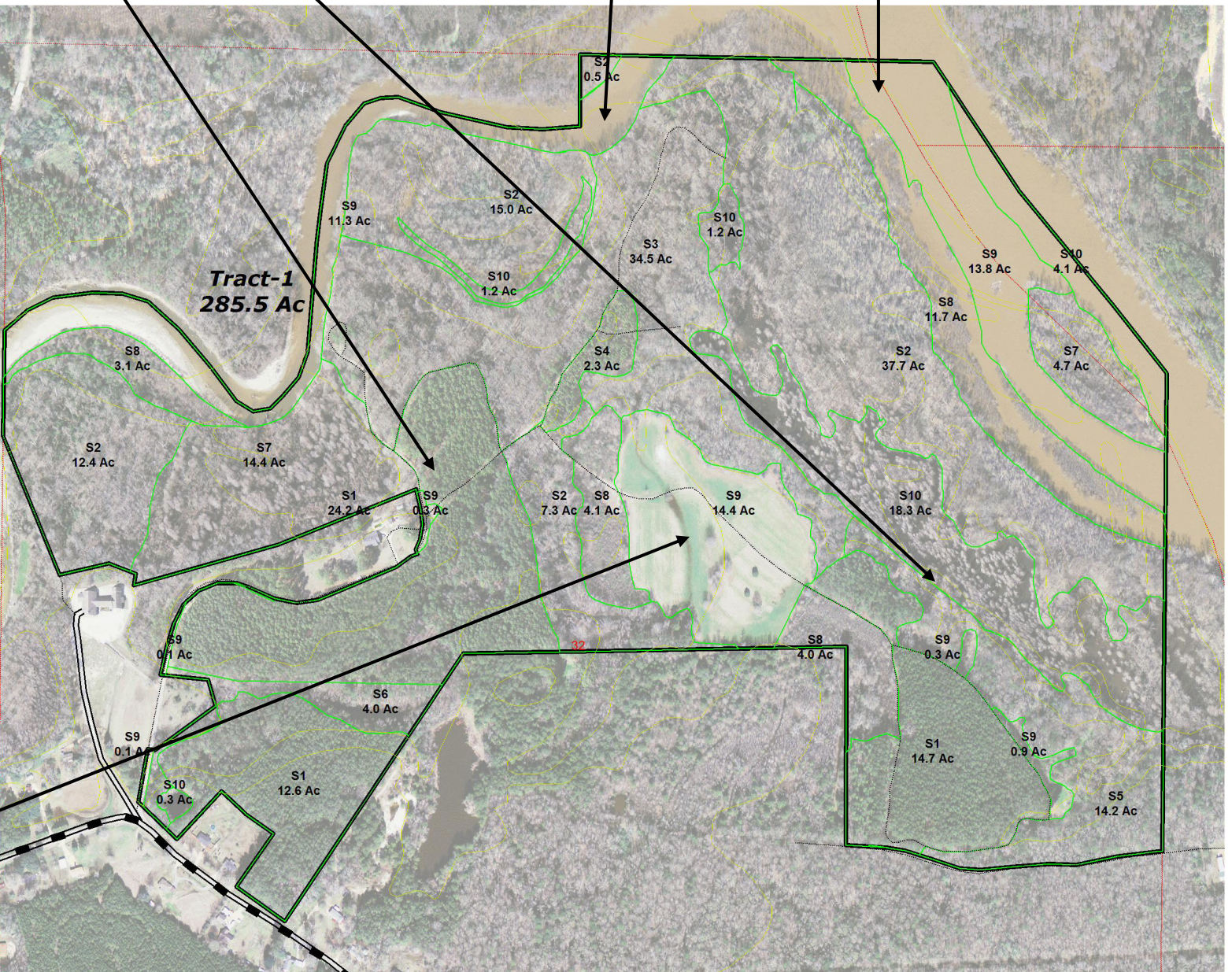


View of Pearl River

Stand #	Acreage	Description
1	51.6	PS3
2	73.0	HI2
3	34.5	HS2
4	2.3	PI2
5	14.2	MS2
6	4.0	MI2
7	19.0	HP1
8	22.9	HR2
9	41.2	OR0
10	25.1	H20



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*"EVERYTHING TIMBERLAND"*

To view this property contact me.



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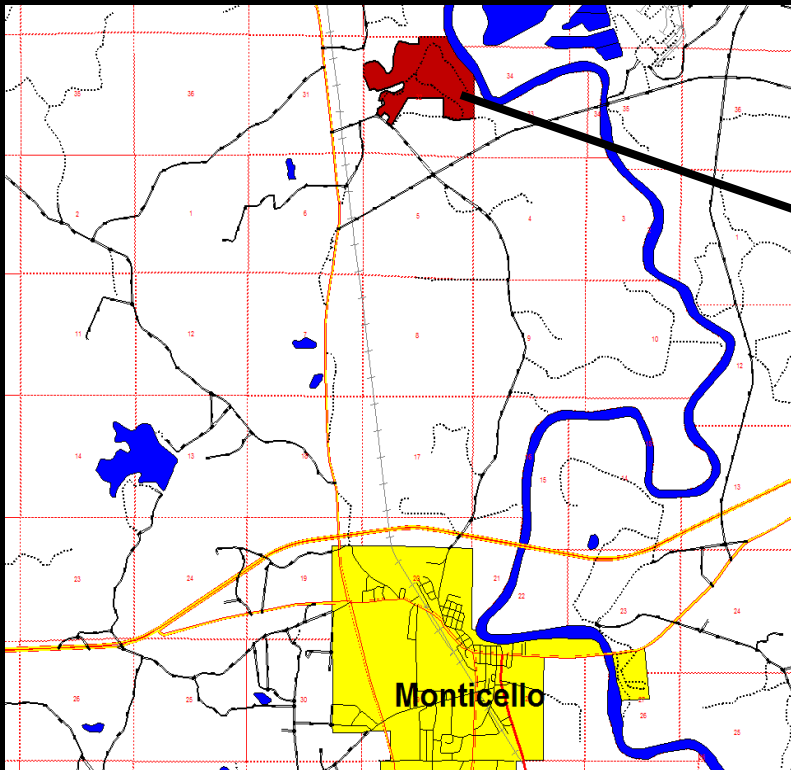
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Mailing Address Line 2

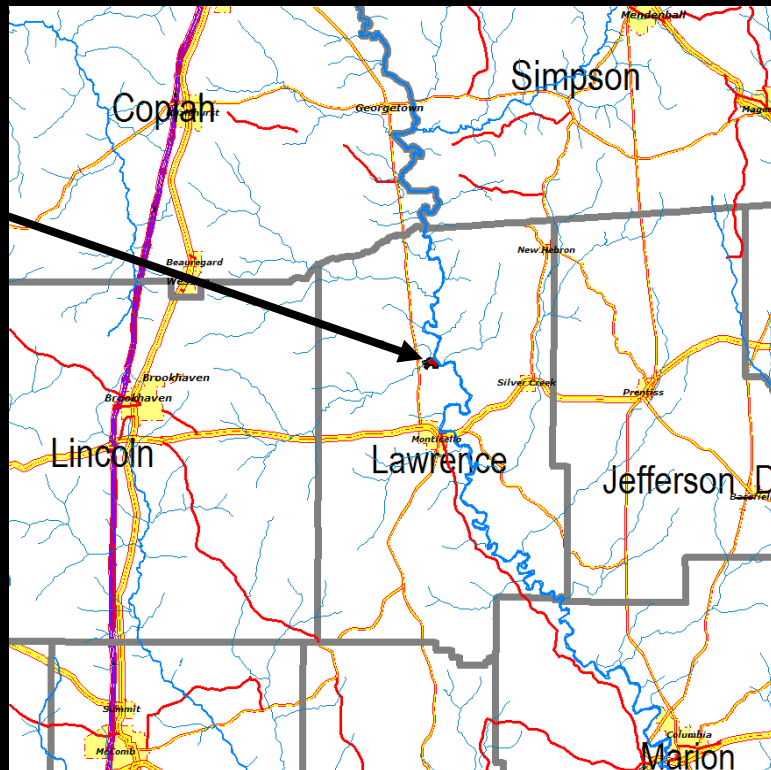
Mailing Address Line 3

Mailing Address Line 4

Mailing Address Line 5



Area Location Map



County Location Map

**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.