

INVESTMENT
& RECREATION GRADE
PROPERTY

FOR SALE, ±54 ACRES

"Limestone Creek"

A SUPERB RECREATION & TIMBERLAND INVESTMENT TRACT

Superior, Investment

& Recreation

Grade Property on

Limestone Creek

Pages 2 - Pictures & Maps.

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Property Amenities

Looking for a property loaded with large, mast producing oaks? This tract is loaded with them. "The Limestone Creek Tract" at 54± acres, is a prime deer and turkey honey-hole. This property is also a great timber investment having established stands of merchantable timber throughout.

Just look at what this tract offers; pave road frontage, electric & water utilities, merchantable timber, a convenient drive from Jackson metro, fairly priced, and creek frontage. This property checks all the boxes in what most buyers desire. If you're tired of paying for hunting leases and are in the market for a family property that can be used year round then

your search is over.

For buyers seeking a property with, well everything, this is the property for you.



View of Limestone Creek

Just the Facts:

Sales Price: \$140,400

Tract Acreage: Deeded 52ac,
Mapped 54.5 ac, Taxed 54 ac.

Tract Location-

Legal: PT SE4 SW4 & PT
SW4 SE4, Sec. 28; T2N, R2E,
Simpson County, MS

Address: 698-712 Mulligan
Rd. Harrisville, MS 39082

Lat: 31.97825 N

Long: -90.10108 W

Paved Road Frontage: 1428' on
Mulligan Road

Interior Roads: 5790' Dirt

Utilities-

Water: Harrisville W.A.

Electric: Southern Pine EPA

Topography: Level

Zoning: Rural, Timberland

Ad Valorem Taxes: 2016 -
\$179.71

FEMA Flood Zone: Portions lie within flood zone
A, the 100 year flood zone. MAP #
28127C0175D

History: Timberland

Mineral Rights: Any owned

Streams: Perennial Stream-Limestone Creek,
1569'

Soils: **Symbol, Name, % Area, Lob. Site Index**

Je, Jena Fine Sandy Loam, 4.1%, 100

QaA, Quitman Loam 0-2%, 14.3%, 92

SaB2, Savannah Loam 2-5%, 54.9%, 81

SaC2, Savannah Loam 5-8%, 12.8%, 81

Driving Directions: From Hwy 469/ Harrisville
Rd interchange, drive West on Hwy 469 for
0.3 miles to Mulligan Road. Turn W (☺) on
Mulligan Rd. and go 1.0 miles to tract on N
side of road.

Medium of Exchange: Cash and occupancy on
closing.

Owner Financing Available? No

Sub-dividable? No, Sold in it's entirety.

Estimated Driving Times to Tract:

New Orleans: 182 mi, 2hr 49 min

Baton Rouge: 170 mi, 2hr 40 min

Jackson: 28.4 mi, 40 min

Hattiesburg: 73 mi, 1hr 23min

Species Available for Hunting:

White-tailed Deer Wild Turkey

Squirrel Rabbit

Duck

How to view the property: You can schedule a site visit by contacting me
at (O) 601.587.4446 or (M) 601.594.1564 to set up a time, OR if
you would like to visit the site on your own we request that you fill out
a Temporary Access Permit at ([http://www.theforestpro.com/pdf/
doc_1208180549.pdf](http://www.theforestpro.com/pdf/doc_1208180549.pdf)) and fax it back to (601) 587-4406.

Timber: Stand#(Symbol)-Type-Acres-Age

1 (HS2)-Hardwood Sawtimber Med. Density-**22.3 ac**-57+yrs (1960)

2 (PP3)-Pine Pulpwood High Density-**13.7 ac**-10yrs (2007)

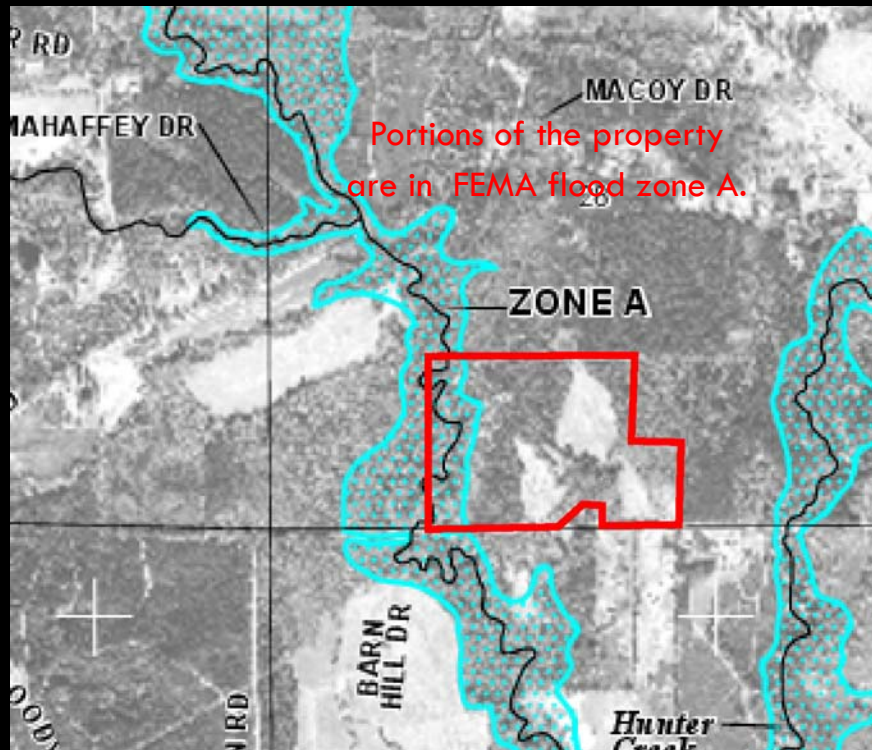
3 (HP2)-Hardwood Pulpwood Med Density-**1.1 ac**- 22yrs (1995)

4 (MI2)-Mixed Intermediate Med Density-**17.4 ac**- 22yrs (1995)

Timber Cruise Volumes & Value

No timber cruise volumes are currently available but, if a prospec-
tive buyer would like a timber cruise, we can provide you a list of
reputable foresters.

Supplemental Maps FEMA Flood Zone Map



View of Bottomland Hardwoods



View of Pine Plantation

Soils Map



View of Hardwoods



View of Hardwoods



View west along Road



View from SE Corner

LIMESTONE CREEK

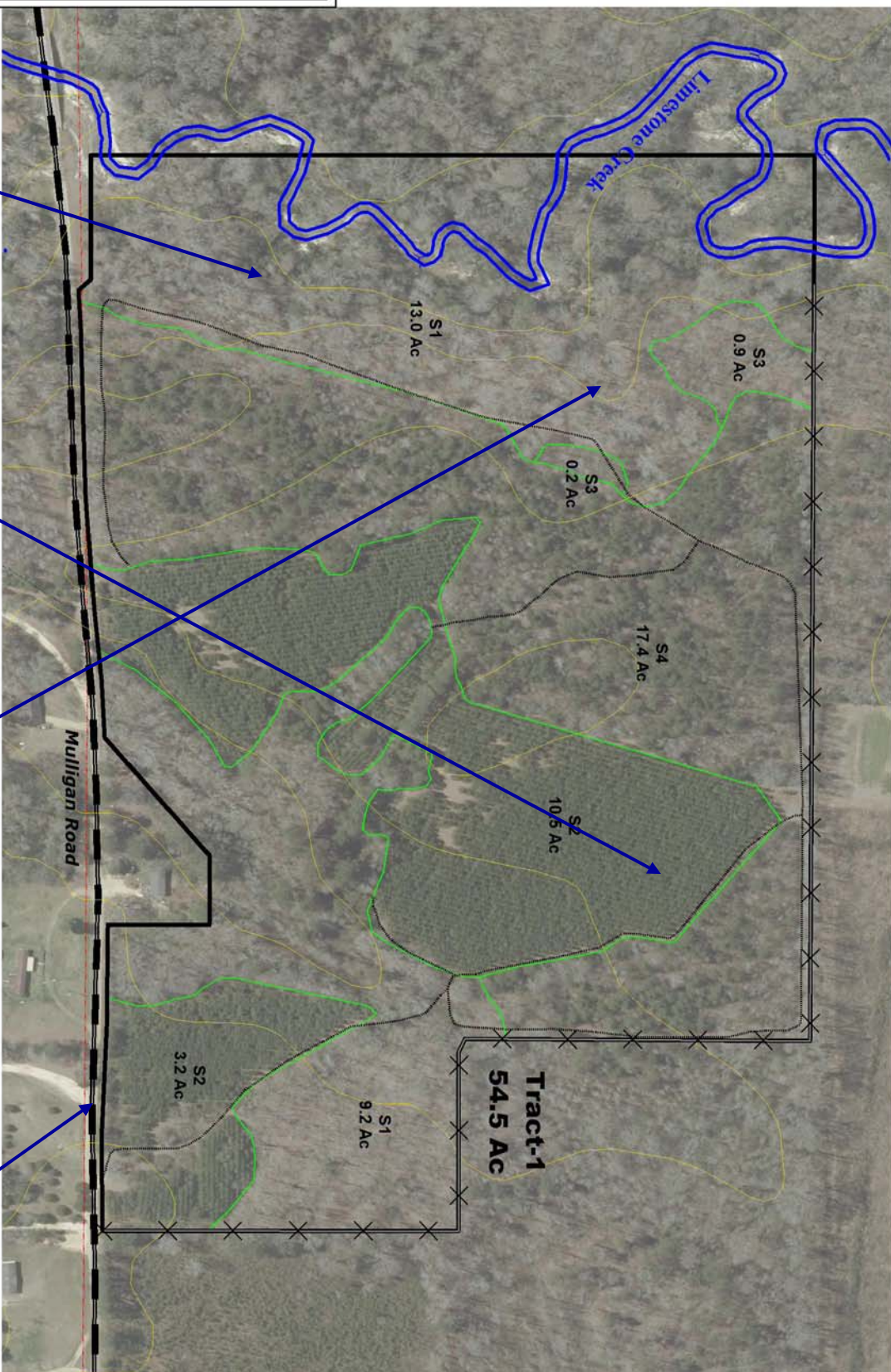
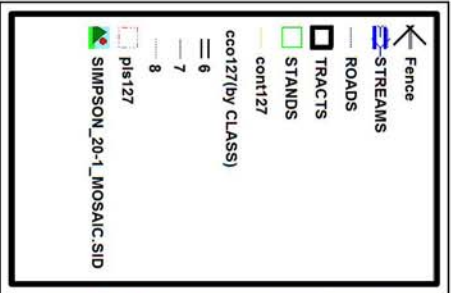
Tract & Stand Map With 2013 Aerial Photo
Section 28, T2N, R2E
Simpson Co. MS

Stand #	Acreage	Description
1	22.3	HS2
2	13.7	PP3
3	1.1	HP2
4	17.4	MI2
Total Acreage: 54.5		



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Legend



Scale = 1 : 300.00 (in : US Feet)



06-13-2017



"WE KNOW TIMBERLAND"

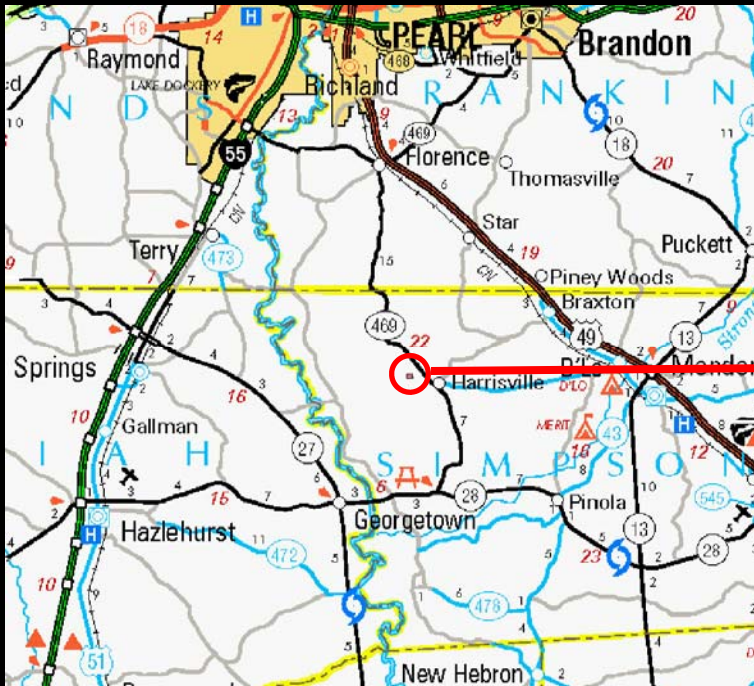
To view this property contact me.



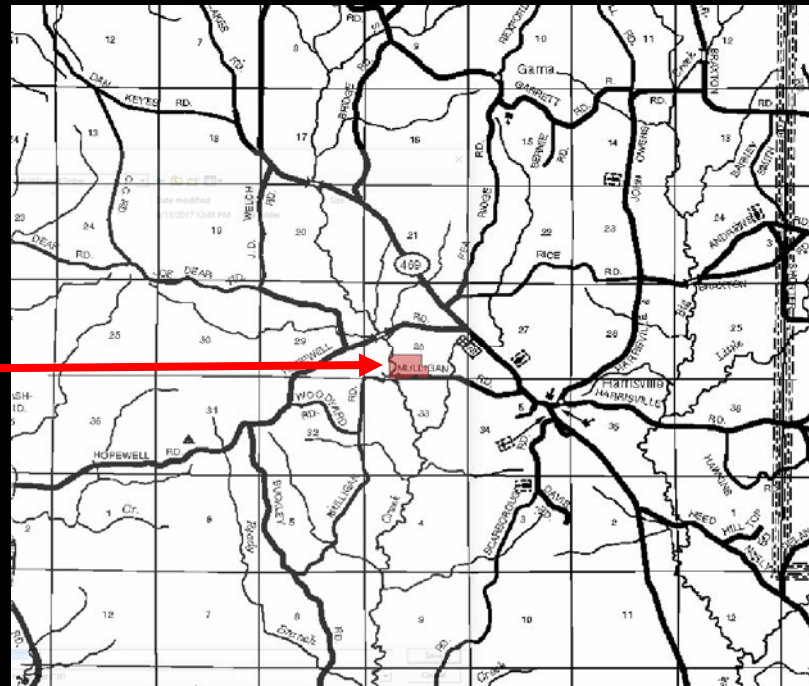
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Were on the Web!
[Wwww.timberlandsales.com](http://www.timberlandsales.com)

Mailing Address



Area Location Map



County Location Map

Disclaimer: Mark E. Dale is the exclusive agent for this transaction. Neither Seller, Timberland Sales LLC, 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.