

"Sunlight Road Tract"

Sections 25 & 36, T1N, R13E
Walthall County, MS



Mark Dale Forester/Broker

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For Sale
180± Acres
\$360,000.00

This tract is located in the Sandy Hook Community in Walthall County and has ample footage along Herbert Thomas and Sunlight Roads. The tract has 15.4 acres of 13 year old pine and 163.5 in 1 year old pine. The competitive price allows potential landowner's the chance to get more acreage and at the same time design a property to their liking such as a recreational timberland or pasture conversion. Electric utilities are on site if one desires to build. Call us to see this property today.

Quick Facts

Sales Price: \$360,000.00

Tract Acreage: 180

Tract Location-

Legal: W2 NW4 SE4, S2 SW4, NE4 SW4 Sec 25; NE4 NW4 Sec 36, T1N, R13E, Walthall County, MS

Address: Sunlight Rd, Tylertown, MS 39667

Lat: 31.0130203

Long: -89.944499

Paved Road Frontage: 2533'

Interior Roads: 7174'

Utilities-

Water: Improve Water Assn

Electric: Pearl River Valley EPA

Ad Valorem Taxes: 2015 - \$671.26

Topography: Slightly Rolling

Zoning: Rural/Timberland

Fema Flood Zone: None

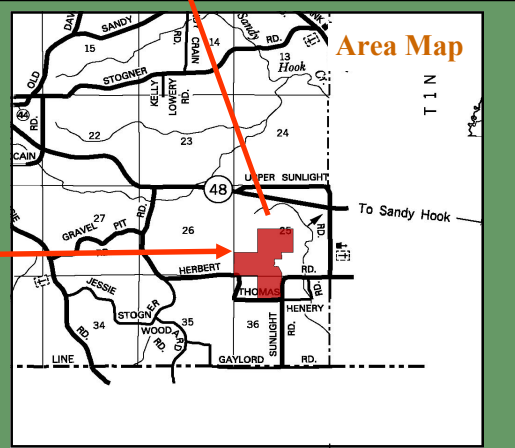
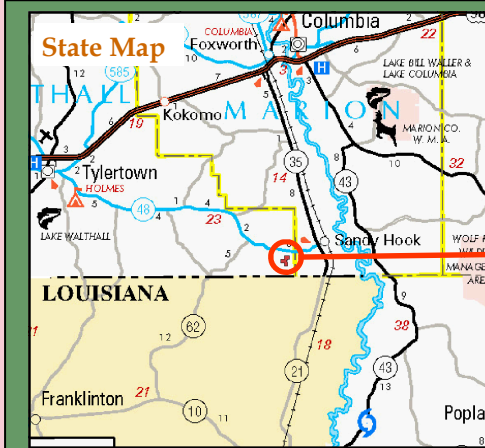
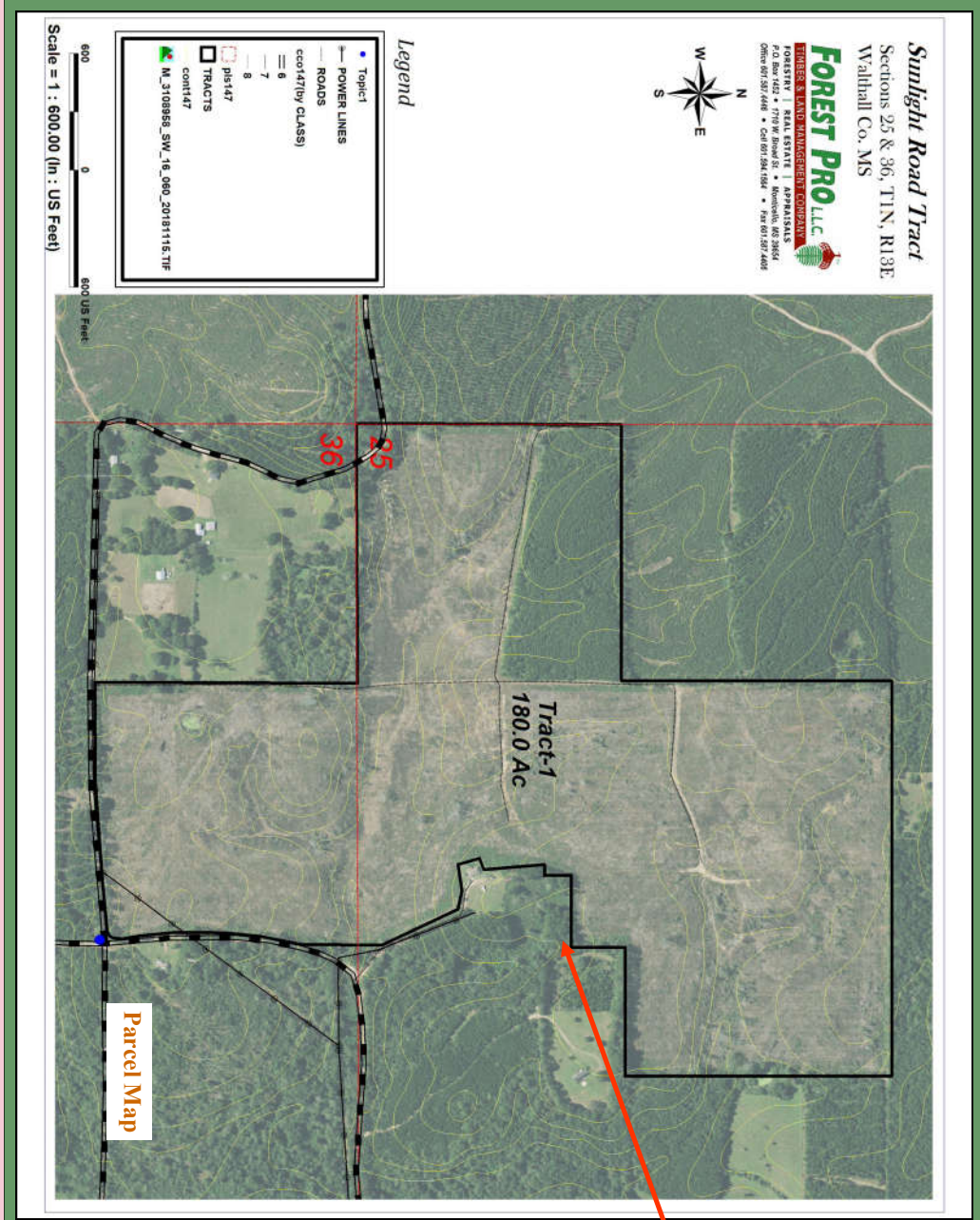
History: Timberland

Timber: 15.4ac-13yr pine, & 163.5ac-1yr pine.

Mineral Rights: 50%

Driving Directions: From Hwy 35/48 intersection go West on Hwy 48 for 1.93mi. Turn South (⤵) on Sunlight Church Rd and go 0.76 miles. Turn E (➡) on Sunlight Rd and go 0.73 miles to intersection of Sunlight Rd & Herbert Thomas Rd.

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.



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View East from Drone



View West from Herbert Thomas Road



View North of 13yr pine.



View North of Sunlight Road



View West of Herbert Thomas Road

MORE INFO:

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? No

Sub-dividable?: No

How to view the property: By appointment or by signing release form (www.theforestpro.com/pdf/doc_1208180549.pdf)

Mineral Rights: 50%

Streams: Intermittent Streams

Soils: **Symbol**, Name, **Acres**, % **Area**, Site Index

Oc, Ochlockonee-iuka soils, (jena-kirkville), **12.8**, **7.10%**, 100

OrB, Ora loam, 2 - 5 % slopes, **15.3**, **8.50%**, 86

RuB, Ruston fine sandy loam, 2 - 5 % slopes , **14**, **7.80%**, 91

RuB2, Ruston fine sandy loam, 2 - 5 % slopes, moderately eroded , **50**, **27.70%**, 91

RuC2, Ruston fine sandy loam, 5 - 8 % slopes, eroded , **18.3**, **10.20%**, 87

RuD2, Smithdale fine sandy lm, 8 -12 % slopes, moderately eroded , **30**, **16.60%**, 85

RuE2, Smithdale fine sandy lm, 12 - 17 % slopes, moderately eroded, **3.9**, **2.20%**, 85

RuF, Smithdale fine sandy loam, 17 - 40 % slopes, **34.3**, **19.00%**, 85

SaC2, Saffell gravelly fine sandy loam, 2 - 8 % slopes, eroded, **1.6**, **0.90%**, 67