

"Crossroads Tract"

Section 35, T3S, R18W
Pearl River County, MS



Mark Dale Forester/Broker

M-601.594.1564
O-601.587.4446
POB 1452
1710 W. Broad St.
Monticello, MS
39654



For Sale
113± Acres
\$330,000.00

Just 7 miles from Bogalusa one can find a property that is ideally suited for the sportsman. There are ample hunting opportunities for deer, turkey, and wild pig on the property or you are close enough to hunt on the nearby 13,000+ac Old River Wildlife Management Area making for limitless hunting opportunities. The property also has excellent views over the Pearl River bottom.

Quick Facts

Sales Price: \$330,000.00

Tract Acreage: 113.1

Tract Location-

Legal: Part of NW4, Section 35, T3S, R18W, Pearl River County, MS

Address: 6307-6493 Hwy 43, Poplarville, MS 39470

Lat: 30°44' 57.29" N

Long: 89°46' 30.65" W

Paved Road Frontage: 596'

Interior Roads: 6800'

Utilities-

Water: No

Electric: Yes, Coast EPA

Ad Valorem Taxes: 2019 - \$412.61

Topography: Rolling

Zoning: Rural/Timberland

Fema Flood Zone: 2%

History: Timberland

Timber: PR2 - 68.7 ac - 6 yrs

PI2 - 22.5 ac - 43 yrs

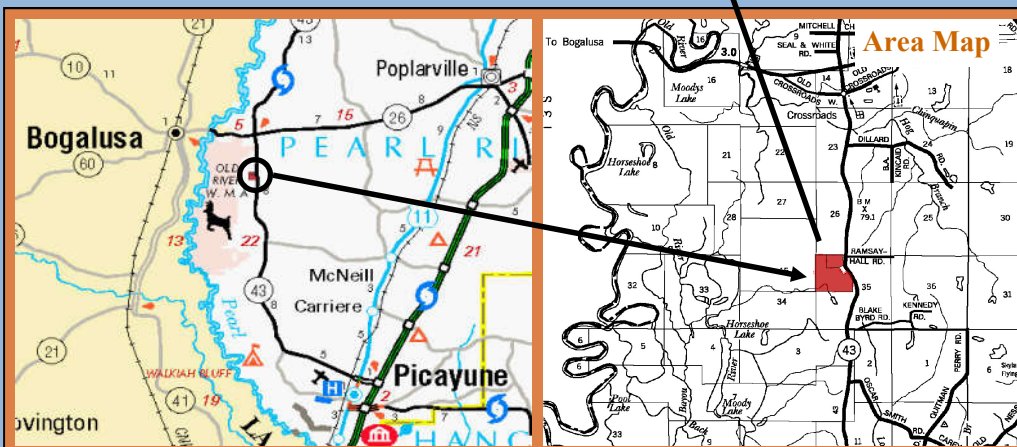
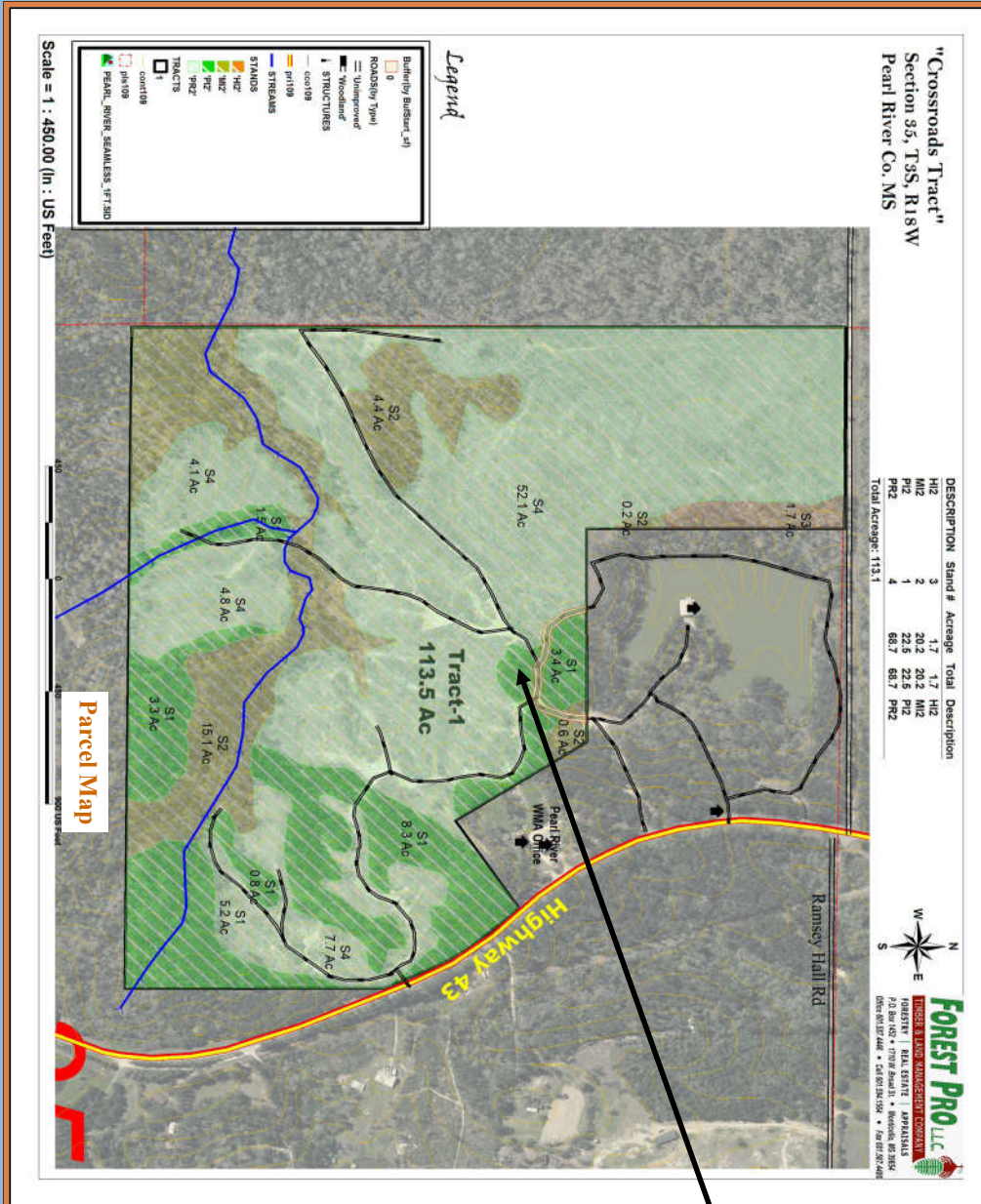
MI2 - 20.2 ac - 43 yrs

HI2 - 1.7 ac - 43+ yrs

Mineral Rights: 1/2 of any owned.

Driving Directions: From Hwy 26/Hwy 43 intersection, drive South on Hwy 43 go 2.8 miles, Tract is on the West Side of Road (☞).

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 West from tract of Bogalusa



Pine Stand



View of 3yr old pine stand



View along woods 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)

History: Timberland

Streams: Yes, Small ephemeral stream

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

Arkabutla-Rosebloom as., 12.7%, 100

Latonia fine sandy loam, 0.0%, 90

Ruston fine sandy loam, 7.2%, 91

Smithdale sandy loam, 21.9%, 86

Smithton sandy loam, 2.5%, 86

Susquehanna loam, 55.8%, 78

July 2015 Timber Cruise Information

Pine	Tons	Value
Pulpwood	425.2	\$ 3,401.72
Chip-N-Saw	433.2	\$ 6,931.20
Sawtimber	1379.8	\$33,114.33
Topwood Pulp	263.6	\$ 1,505.01
Hardwood		
Pulpwood	1813.0	\$ 9,064.94
Sawtimber	271.6	\$ 9,146.95
Total		\$63,164.15