



FOR SALE

476 +/- ACRES OF PASTURE AND TIMBERLAND

HINDS COUNTY, BOLTON, MS 39041

SALE PRICE: \$3,400 PER ACRE

Overby Land • 1808 N State St • Jackson, MS 39202 • 601.366.8511 • Overby.net



For More Information:

Paul Gonwa, ALC 601.214.7985 paul@paulgonwaland.com

HINDS COUNTY PASTURE AND TIMBERLAND

FRANK HALL & JOHNSON LINE ROADS, BOLTON, MS 39041

PROPERTY DESCRIPTION



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If you've been looking for quality pasture, you know it's almost impossible to find. Meticulously maintained, this well located property in northern Hinds County, is fully fenced with paved road frontage on two county roads.

This property features:

- 275 acres +/- of improved pasture and hayfields
- 95 acres of planted pines enrolled in the CRP program which may be renewable in 2023. Pines are approximately 20 years old.
- extensive hardwood drains on the southern tract.
- three well maintained farm ponds.
- property consists of two adjoining tracts of land with a combined paved road frontage of 1 3/4 miles.
- property is subject to a 2-year farm & hunting lease which expires on September 30, 2023.
- immediate lease income.
- lessee has managed the property for quality beef cattle production. Property to be planted with new ryegrass in September, 2021.
- located close to the Big Black River in an area known for a quality deer population.

DIRECTIONS

From Flora, go west on Hwy 22 for 11.2 miles and turn right onto Trotter Road. Go 1.1 miles and turn left onto Johnson Line Road. Go 2 miles to the corner of Frank Hall Road and Johnson Line Road.

From Exit 27 on I-20 in Bolton, go north on Bolton-Brownsville Road for a 1/2 mile and veer right at the Gaddis Farms sign. Continue for 6.3 miles to Hwy 22. Turn left, go a 1/4 mile and turn right onto Trotter Road. Go 1.1 miles, and turn left onto Johnson Line Road. Go 2 miles to the corner of Frank Hall Road and Johnson Line Road.

GPS Coordinates at Frank Hall and Johnson Line:
32.487837, -90.449677

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AERIAL PHOTOGRAPH



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For More Information:

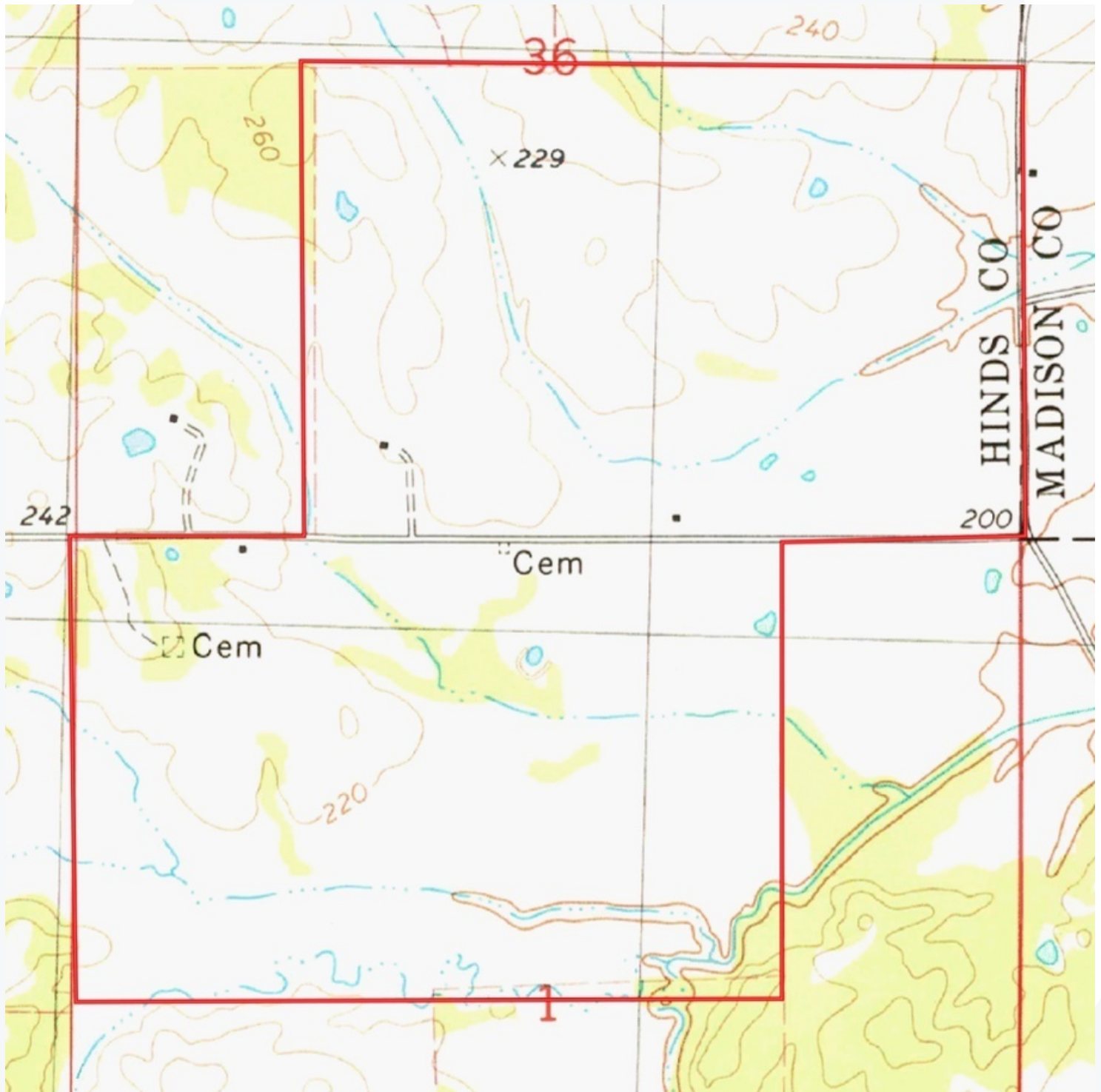
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TOPOGRAPHIC MAP



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PROPERTY PHOTOS



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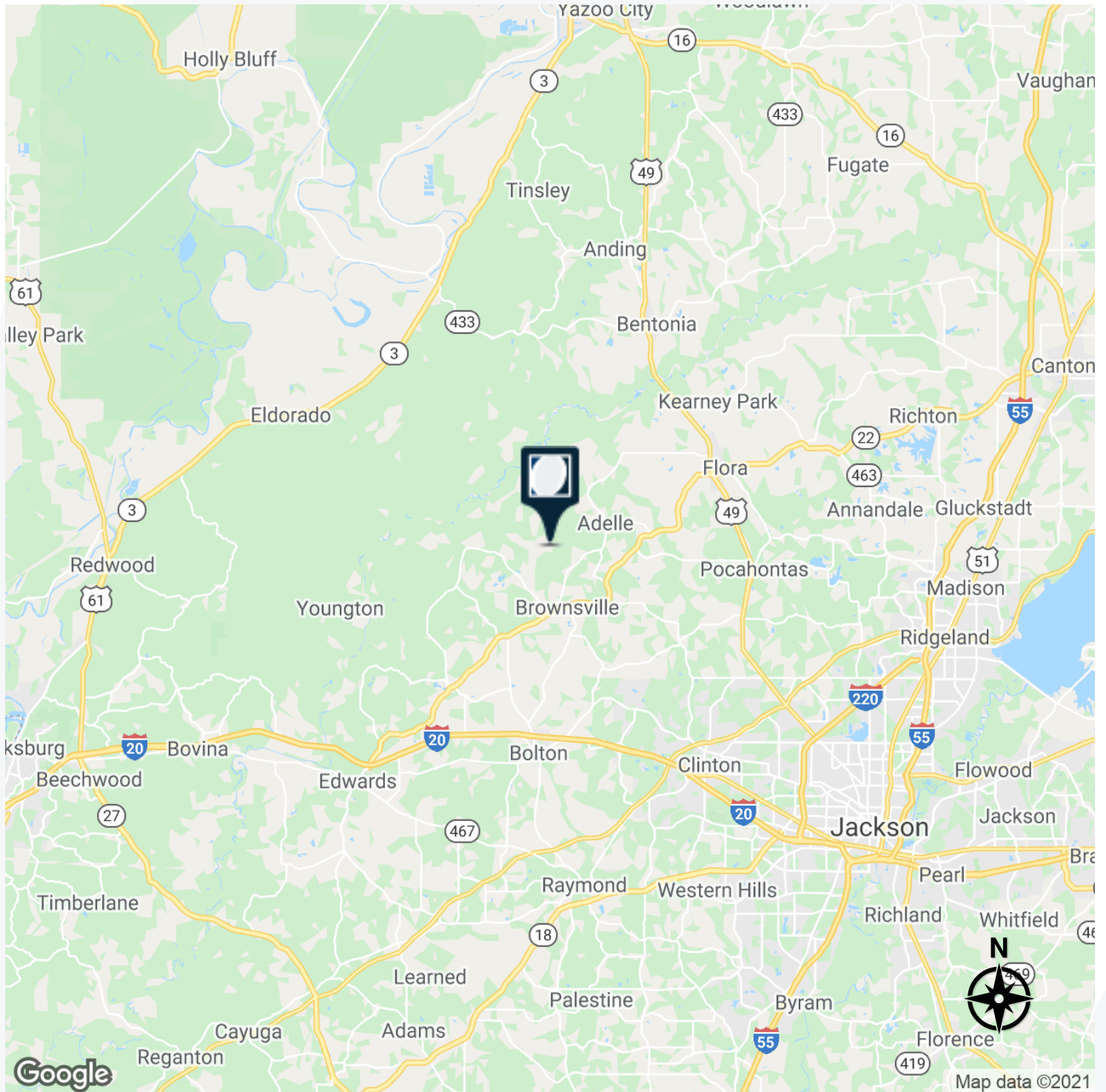
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LOCATION MAP



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PRIME PASTURE AND TIMBERLAND PROPERTY

FRANK HALL ROAD & JOHNSON LINE ROAD, BOLTON, MS 39041



PAUL GONWA, ALC

Broker Associate

paul@paulgonwaland.com

Direct: 601.214.7985 | **Cell:** 601.214.7985

PROFESSIONAL BACKGROUND

For Paul Gonwa, what once was a distant world of opportunity on the pages of a monthly magazine became his life's passion. And he wouldn't have it any other way.

It's a scene reminiscent of almost any 20th century American household – a stack of old magazines all with matching distinctive yellow spines providing a glimpse of worlds otherwise unknown. For many, National Geographic exposed us to diverse cultures and faraway destinations through stunning photography and expert narrative. Paul Gonwa was no different. In fact, Paul was raised a "city boy," but he credits his parents' National Geographic magazines for developing a lifelong affection for the outdoors.

"For a kid living in the city, those magazines opened my eyes to many different places and cultures," Paul says. "It made me want to get out in the open and explore the world, something I still enjoy doing to this day."

Where some might reserve their passion for the outdoors to weekend escapes, Paul made it his livelihood. Following his heart, he attended the University of Illinois and graduated with a degree in forest management. For many years, he worked in the logging and lumber industry before transitioning into land development. He's traveled to many different countries and experienced different cultures, but there's nowhere he's more passionate about than the land in his own backyard in Mississippi.

Paul enjoys hunting and the outdoors, and he eventually parlayed his passion for the land with his forestry and development background and turned his professional sights to helping others buy and sell land as a Realtor®. Whether you're buying or selling recreational land, a home site, acreage to develop or investment-grade timberland, there's no better resource throughout Mississippi than Paul to assist in your transaction.

When you work with Paul, his forestry background can expose you to investment opportunities you might not have otherwise considered. He always takes time to educate buyers about potential uses for a piece of land, and he utilizes an impressive suite of tools – including aerial photos and topographic maps – to ensure you have all the information you need in order to make the best decisions for your individual needs and desires.

He's a member of the Realtors® Land Institute and is an Accredited Land Consultant (ALC). Accredited Land Consultants are more than land professionals. They're the most accomplished, the most experienced, and the highest performing land experts across the country – whether they specialize in agricultural land, timberland, ranch and recreational properties, or vacant land for development. Unlike many investments, land ownership allows you to touch the trees, dig in the dirt and walk through the woods. I

If you're considering the sale or purchase of land in Mississippi, make the most of your opportunities with Paul Gonwa at your side. Contact him today to discuss your needs, including the purchase and sale of recreational property, 1031 tax-deferred exchanges and timber investments.

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