

# FOR SALE, ±155.7 ACRES

## "The Tract on 472"

### AN INVESTMENT TIMBERLAND PROPERTY

Prime 155.7-  
Acre Land with  
Dual Road  
Frontage and  
Untapped  
Potential

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

#### Property Amenities

Welcome to this extraordinary 155.7-acre property, perfectly positioned along Highway 472, offering endless possibilities for your dream project. This expansive land is split into two tracts, providing a unique blend of convenience and seclusion. The rolling terrain creates a picturesque setting, ideal for various recreational activities.

#### West Side: 116.3 Acres

- **Frontage:** Enjoy approximately 1608 feet of access along Highway 472, providing easy entry and exit.
- **Land Use:** Recently clear-cut, this section offers a blank canvas for timber investment or land management. The existing stream-side management zones, spanning 13.8 acres, provide natural beauty and environmental stewardship.
- **Water Features:** Two small streams traverse the property, forming the headwaters of Keys Creek, enhancing the natural appeal and potential for water-related activities.

#### East Side: 39.4 Acres

- **Frontage:** This smaller parcel boasts 1666 feet of frontage on Highway 472, offering great visibility and accessibility.

#### Utilities and Infrastructure:

- **Electrical and Water Utilities:** Both tracts have convenient access to electrical and water utilities along Highway 472, simplifying the process of developing the property.
- **Unzoned and Unrestricted:** The absence of zoning and restrictions gives you the freedom to design your dream hunting property, establish a timber investment, or build your custom home with no limitations.

Whether you're looking to create a recreational haven, design your own timber investment, or build your secluded retreat, this property offers unparalleled flexibility and potential. Don't miss out on this rare opportunity to own a substantial piece of land with unlimited possibilities. Schedule your visit today and explore the endless opportunities this unique property has to offer!

#### Just the Facts:

**Sales Price:** \$373,680.00  
(\$2,400/ac)

**Tract Acreage:** 155.7 ac

#### Tract Location-

**Legal:** S2 NW4 S27 & S2  
NE4 S28 in T10N, R10E,  
Copiah County, MS less 0.44  
ac and Hwy R.O.W.

**Address:** 15107-15033 MS  
Hwy 472, Hazlehurst, MS  
39083

**Lat:** 31°48' 42.1" N

**Long:** 90°11' 25.6" W

**Paved Road Frontage:** 35'

**Interior Roads:** -Dirt- 9216'

#### Utilities-

**Water:** Copiah Water As.

**Electric:** So. Pine EPA

**Topography:** Rolling

**Zoning:** Rural, Timberland

**Ad Valorem Taxes:** 2023 \$525.48

**FEMA Flood Zone:** No Portions lie within the 100  
year flood zone. MAP # 28029C0375D

**History:** Timberland

**Mineral Rights:** None

**Streams:** Keys Creek Headwaters(2) -  
Intermittent Branch-3479', Ephemeral Branch-  
1771'

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

Ariel silt loam 0-2% slope, **12.0%**, **95**

Arkabutla silt loam, **6.9%**, **100**

Kolin silt loam 2-5% slope, **0.9%**, **85**

Kolin silt loam 5-8% slope, **2.1%**, **85**

Lorman Smithdale-hilly, **15.9%**, **80**

Providence silt loam 2-5% slope, **26.2%**, **87**

Smithdale sandy loam 8-12%, **21.2%**, **86**

Smithdale sandy loam 12-17%, **14.9%**, **86**

**Driving Directions:** From (Rockport) Hwy 27/  
Hwy 472 interchange, drive West on Hwy  
472/Rockport Road for 1.26 miles, then turn  
northwest (right) on 472, then proceed 1.0

miles to Tract on the both sides of the road.

#### Estimated Driving Times to Tract:

New Orleans: 168 mi, 2hr 35 min

Baton Rouge: 156 mi, 2hr 23 min

Jackson: 46.5 mi, 49 min

Hattiesburg: 82.9 mi, 1hr 27min

#### Species Available for Hunting:

White-tailed Deer Wild Turkey

Squirrel Rabbit

**Medium of Exchange:** Cash and occupancy on closing.

**Owner Financing Available?** No

**Sub-dividable?:** The owners preference is to sell the property at one  
time. If Tract 1 & Tract 2 can be closed simultaneously then it can be  
purchased separately.

**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:** Type-Acres-Age

Cutover 2024 - 140.3 ac. -0 yrs

(Stream Buffers) Mixed Intermediate Med. Density -13.8 ac.- 35+yrs  
Electric Right-of-way - 1.6 ac.



***View South of Highway***



***View SE from NW corner***



***View S of Stream Buffer***



***View SE of Stream Buffer***



***View North of Highway***



***View East of Woods Road***



***View North from SE corner***



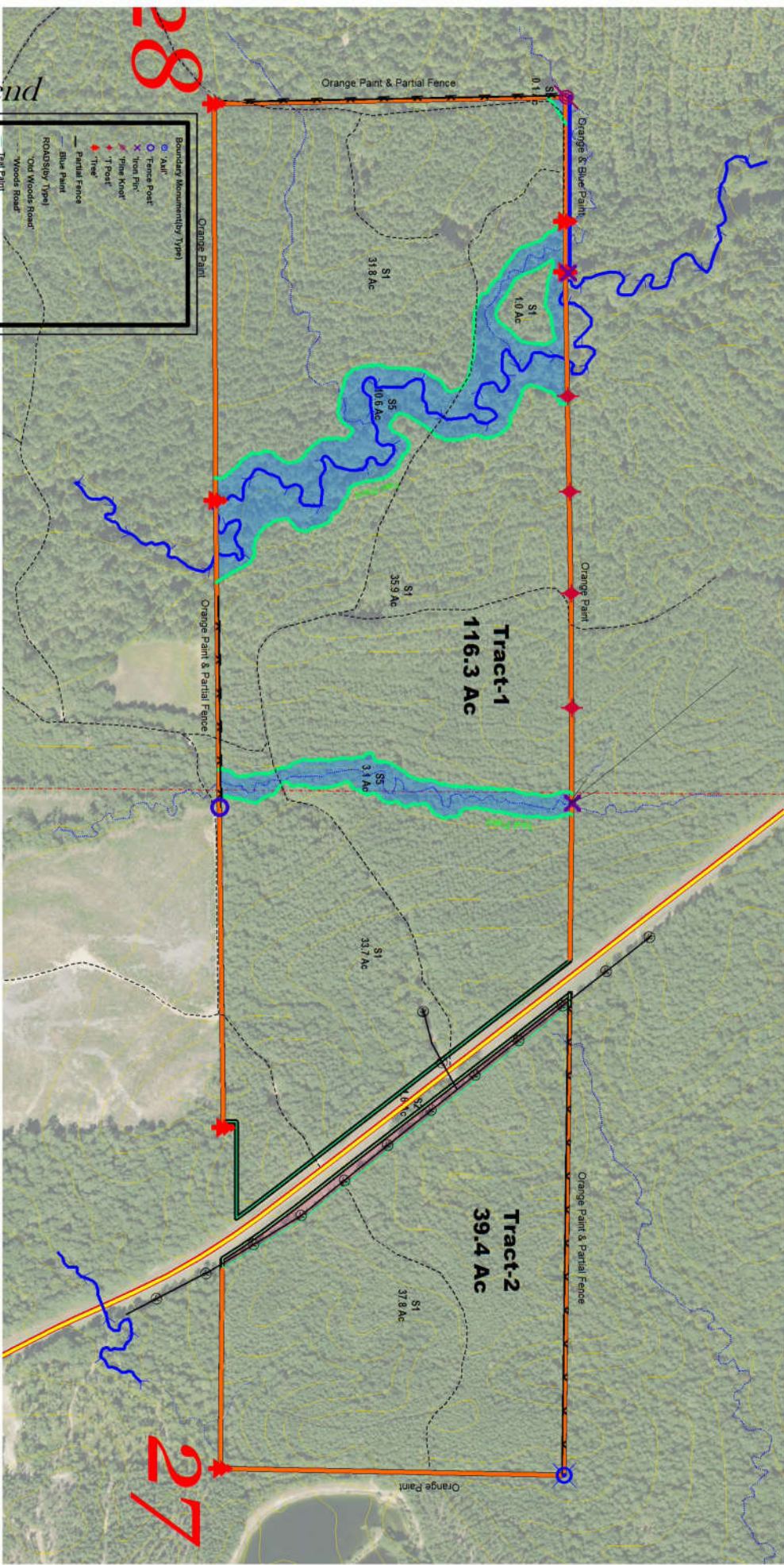
***View North from South Line***

Tract on 472 (Pre-harvest)  
 2023 Aerial Photo  
 Sec 27 & 28, T10N, R10E  
 Copiah Co. MS

Stand #	Acreage	Description
1	140.34	Clearcut
2	1.59	ROW
5	13.81	SMZ
<b>Total Acreage: 155.75</b>		



**FOREST PRO L.L.C.**  
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*Legend*

Boundary Monumentary Type	
Orange Paint	Orange Paint
Blue Paint	Blue Paint
Iron Pipe	Iron Pipe
Pine Knot	Pine Knot
T Post	T Post
Tree	Tree
Partial Fence	Partial Fence
Partial Fence	Partial Fence
Blue Paint	Blue Paint
Orange Paint	Orange Paint
Stream	Stream
Powerline	Powerline
Stand	Stand
Clearcut	Clearcut
ROW	ROW
SMZ	SMZ
TRACTS	TRACTS
roads	roads
contours	contours
COPPAH_MAR_2023_S10	

Scale = 1 : 590.00 (In : US Feet)



07-30-2024

# FOREST PRO L.L.C.

TIMBER & LAND MANAGEMENT COMPANY



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*“EVERYTHING TIMBERLAND”*

To view this property contact me.

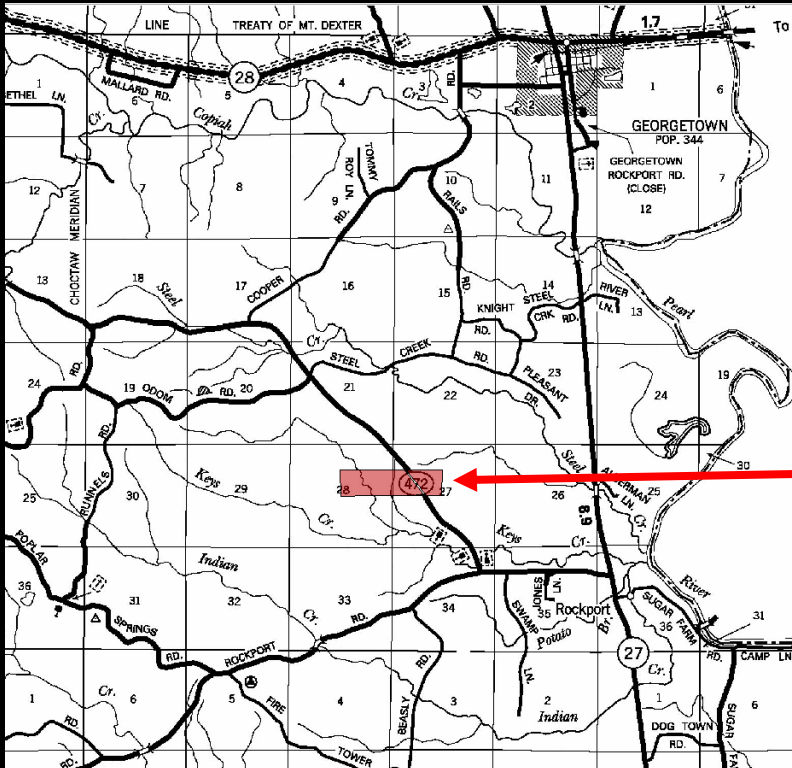


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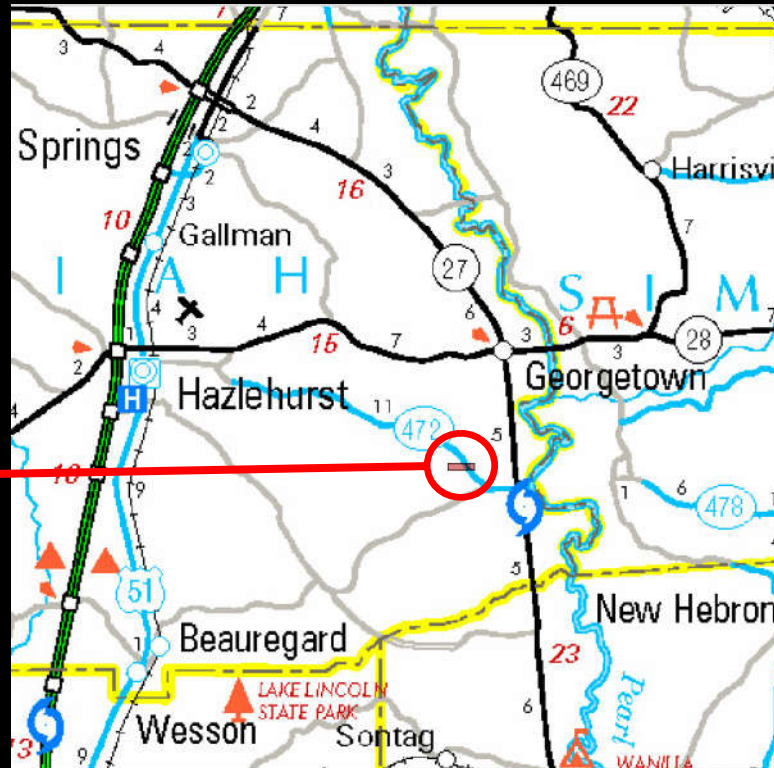
Were on the Web!  
[www.theforestpro.com](http://www.theforestpro.com)  
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- Mailing Address Line 1
- Mailing Address Line 2
- Mailing Address Line 3
- Mailing Address Line 4
- Mailing Address Line 5



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.



# WORKING WITH A REAL ESTATE BROKER

**\*\*THIS IS NOT A LEGALLY BINDING CONTRACT\*\***

## GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purposes of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

### SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:

- **To the Seller:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Buyer and Seller:** A duty of honesty and fair dealing.

### BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- **To the Buyer:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Seller and Buyer:** A duty of honesty and fair dealing.

### DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

➤ **A Disclosed Dual Agent may not disclose:**

- a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

### IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent, you might desire to obtain the representation of an attorney, another real estate licensee, or both.

### THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- Client (The Licensee is my Agent. I am the Seller or Landlord.)
  - Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)
  - Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)
  - Customer (The Licensee is not my Agent.)
- \*\*Use "Customer signature" space, below\*\*

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

(Client signature)	(Date)	(Licensee signature)	(Date)	(Customer signature)	(Date)
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(Client signature)	(Date)	(Licensee Brokerage)	(Customer signature)	(Date)
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**LICENSEES: Provide a copy of this disclosure acknowledgement form to all signatories and retain signed original for your files.**