



# WALLEY

PROPERTIES, LLC. FORESTRY CONSULTANTS, INC.

Madison County, MS

445+/- Acres/ \$1,200,000

**NEW LISTING!!**



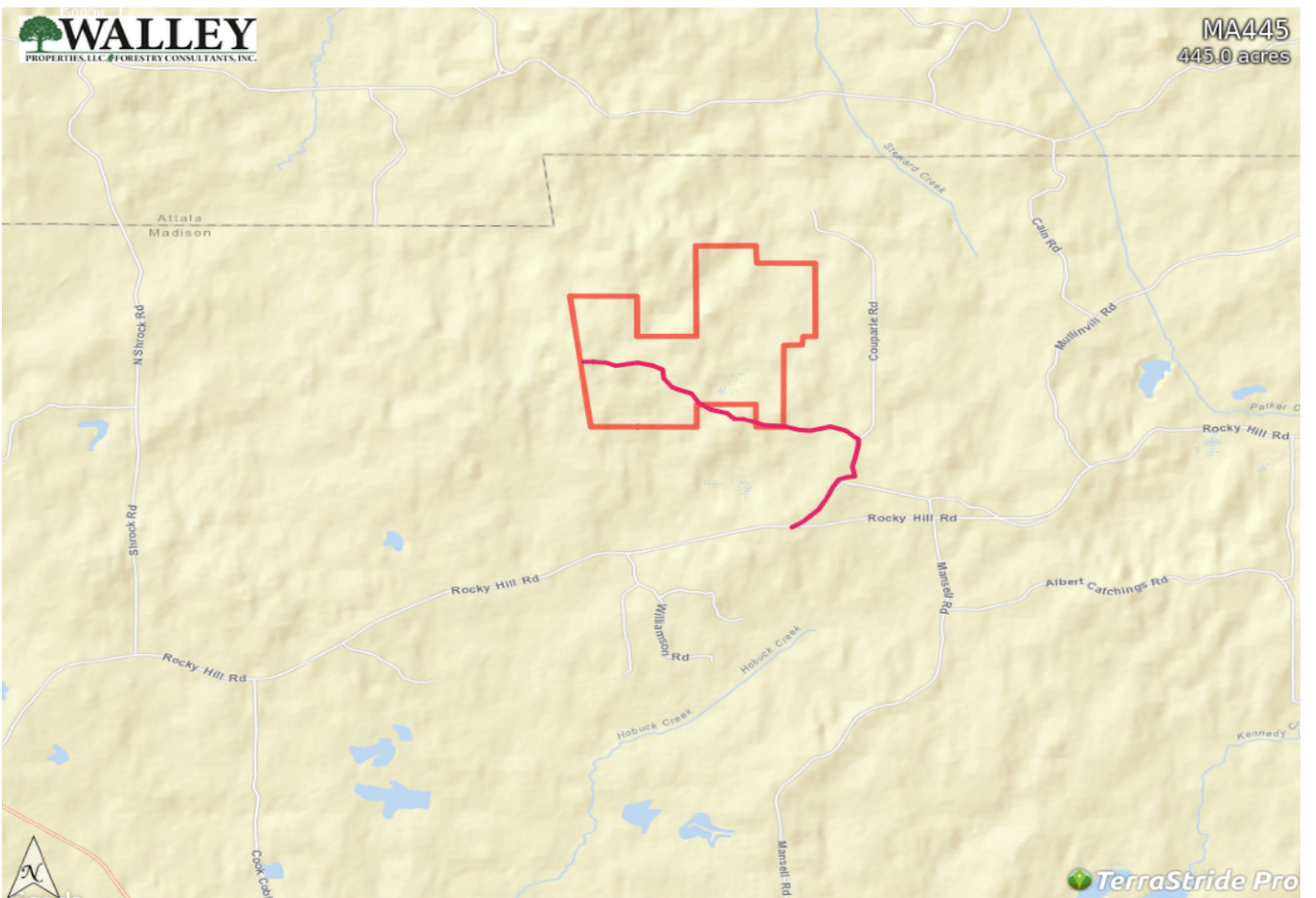
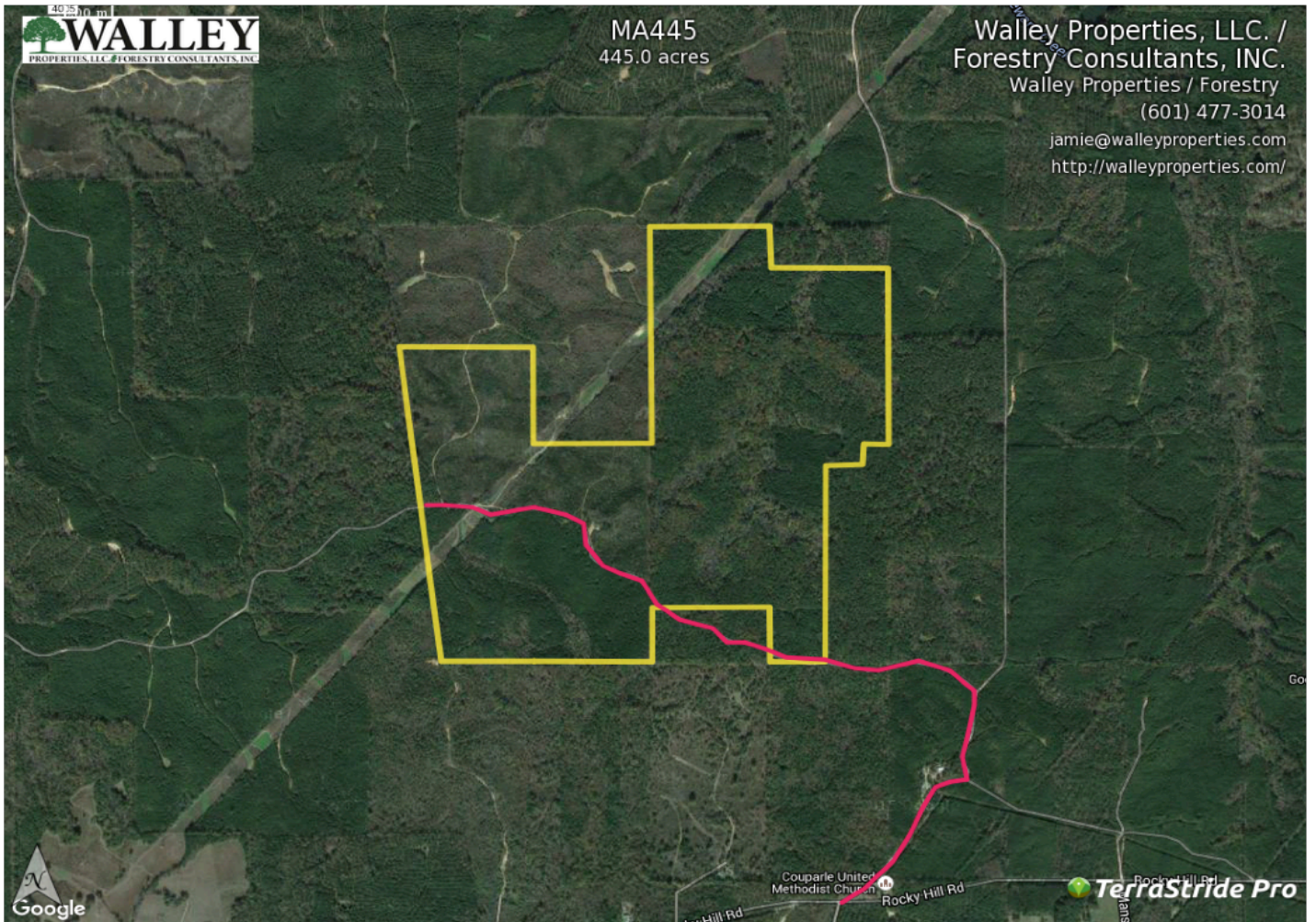
This 445+/- acre tract is located 5 miles north of Camden in the north east corner of Madison County. A rare opportunity to find a large contiguous tract that offers a biodiversity of multiple age pine plantation as well as a 181 acre mature pine/ hardwood forest. The terrain is rolling with elevations of 300 to 350 feet.

The open understory of the mature pine /hardwood forest provide excellent turkey hunting and the multiple age plantations with a powerline right-of-way create miles of edge effect for deer management. There are numerous food plots located on the property. Brokers family has owned this property for over 100 years.

For More Info Call (601)-477-3014 or Visit [www.walleyproperties.com](http://www.walleyproperties.com)







# Timber Volumes & Stand Descriptions



**H. W. Jackson, LLC**  
**Madison County +/- 445 Acres**  
**Stand Acreage/ Description**

**Stand 1: 181 Acres Natural Pine & Hardwood Timber**

<b><u>Species/Product</u></b>	<b><u>Tons</u></b>
Pine Pulpwood	579
Hardwood Pulpwood	3,302
Chip-N-Saw	962
Pine Sawtimber	9,733
Oak Sawtimber	4,174
Misc. Hardwood	2,187

**Stand 2: 65 Acres Merchantable Pine Plantations (Ages 17-20)**

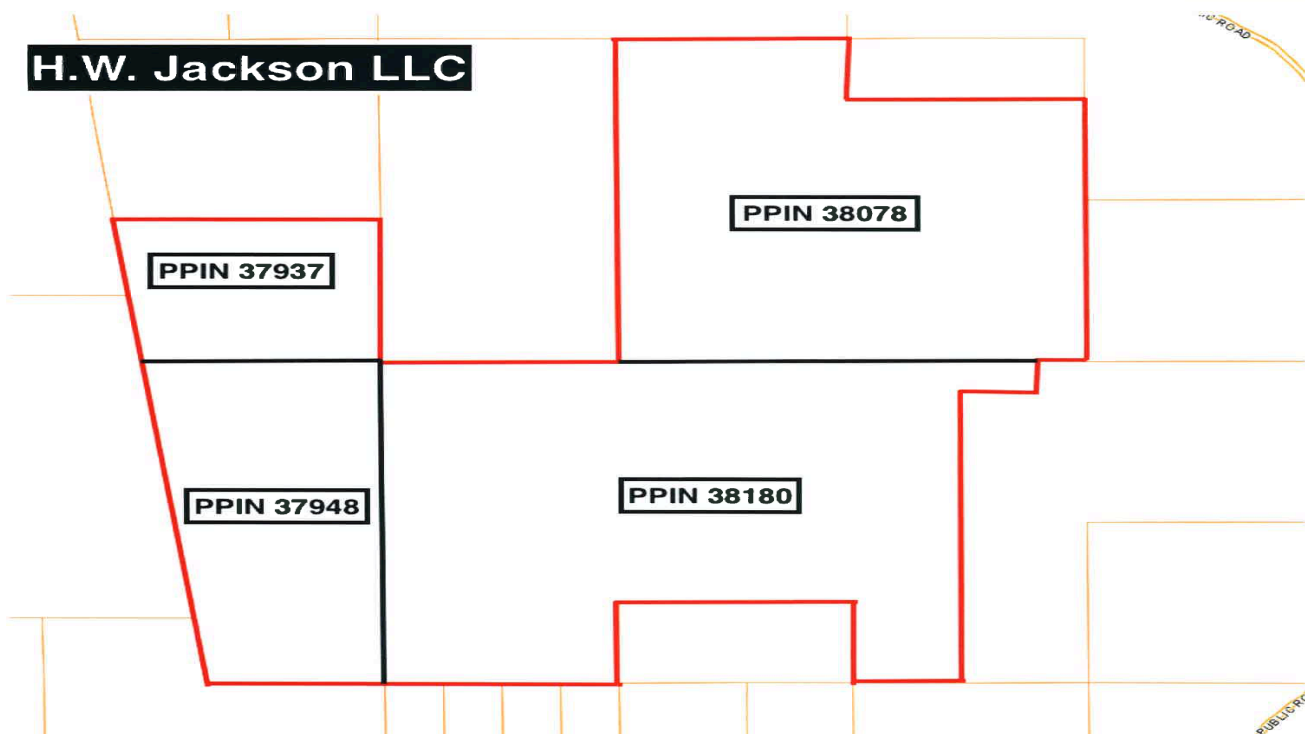
<b><u>Species/Product</u></b>	<b><u>Tons</u></b>
Pine Pulpwood	7,303
Chip-N-Saw	754

**Stand 3: 90 Acres Loblolly Pine Plantation (4yr)**

**Stand 4: 89 Acres Loblolly Pine Plantation (14yr)**

**Stand 5: 20 Acres Powerline/Roads/Food Plots/Etc..**

## Tax Parcel





**Directions:** From Highway 51 (South of Pickens) take Highway 17 to Rocky Hill Road (5.6 mi), turn left and go 4.1 mi. to Couparle Church Road (1909 Rocky Hill Road) follow gravel road past Church and turn left at fork (.6 mi) The property line (.3 mi) will be flagged with pink ribbon. The boundary lines are painted in red. There is an interior gate west of the property line with a brass combo lock. The interior road system is flagged with blue flagging.

**Latitude: 32.8634    Longitude: -89.8229**

**CONTACT INFO:**

Broker/Agent



**Jamie Walley  
Walley Properties, LLC.  
Vice President/R.F. #2190**

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