

# FOR SALE, ±150.7 TOTAL ACRES

## *"The Timberland Asset"*

### TWO INVESTMENT GRADE TIMBERLAND PROPERTIES

- 2 Tracts, Fully Stocked with Pine.
- Merchantable timber allowing near-term cash flow.
- Public Road Access.
- Utilities available.
- A chance to design your own hunting property.

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

### Property Amenities

"The Timberland Asset" consist of two near adjacent tracts. These tracts would be considered investment grade timberland as both properties have a high percentage of the acreage devoted to the management of pine timber. The advantage of these properties are that the stands are older age classes that will present near term cash flows from timber harvest.

Tract 1 is located west of Joe Buckley Road and encompasses 53± acres with a fully stocked, 21 year old loblolly pine stand. Tract 2 is east of Joe Buckley Road and contains 97± acres with 92% coverage in a fully stocked, 14 year old loblolly pine stand. These tracts are offered separately or may be combined for an ownership of over 150 acres.

Both tracts offer paved road frontage and nearby public utilities for individuals looking to

establish their own hunting paradise. We can help you design a forestry management plan to help ensure maximum performance of your investment or wildlife goals.



Recently Thinned Pine on Tract 1.

#### Tract Facts:

Sales Price: **Tract 1** - \$156,645 (\$2950/ac); **Tract 2** - \$307,440 (\$3150/ac)

Tract Acreage: **Tract 1** - 53.1 ac  
**Tract 2** - 97.6 ac

Tract Location: T9N R20W,  
Simpson Co, MS

Legal: **Tract 1** - PT Lot 7 & PT Lot 8, Section 8 & 3.4 Ac in Lot 5, Section 9.

**Tract 2** - PT Lot 3, PT Lot 5, PT Lot 6, PT Lot 7, & PT Lot 8, Section 9.

Address: 0-318 Joe Buckley Rd.

Lat: **T1;** 31.7648

**T2;** 31.766031

Long: **T1;** -90.0246

**T2;** -90.0190

Paved Road Frontage: **T1;** 832'

**T2;** 116'

Interior Roads: **T1;** 0'

**T2;** 4586' Dirt

#### Utilities:

Water: **T1;** Crook Creek Water Assn. **T2:** Shivers Water Assn.

Electric: Southern Pine EPA

Topography: Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes 2015: **T1;** \$131.90  
**T2:** \$243.45

FEMA Flood Zone: No Flood Zones. MAP # FM28127C0300D

History: Timberland

Mineral Rights: None, Reserved

Streams: None

Soils: Name, % Area, Loblolly Pine Site Index<sup>50</sup>  
Providence Silt Loam 2-5% slope, 3.6%, 87'  
Providence Silt Loam 5-8% slope, 2.2%, 86'  
Smithdale fine Sandy Loam 8-12% slope, 0.1%, 86'  
Smithdale-Lucy Assn 12-40% slope, 94.1%, 83'

Driving Directions: From West Intersection of Hwy 42/ Hwy 43 (New Hebron), drive NW on Hwy 42, 3.6 miles to Joe Buckley Rd. Turn North (↻) on Joe Buckley Rd and go 0.3 mi. to T1 on W (↻) side of Rd, or 0.5 mi. to T2 on E (↻) side of Rd.

#### Estimated Driving Times to Tract:

New Orleans: 172mi, 2hr 40 min

Baton Rouge: 158mi, 2hr 32 min

Jackson: 51 mi, 1hr 1min

Hattiesburg: 66 mi, 1 hr 14 min

#### 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? **Tract 1:** 53.1 ac & **Tract 2:** 97.6 ac or All 150.7 ac

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 Types: Type-Acres-Age

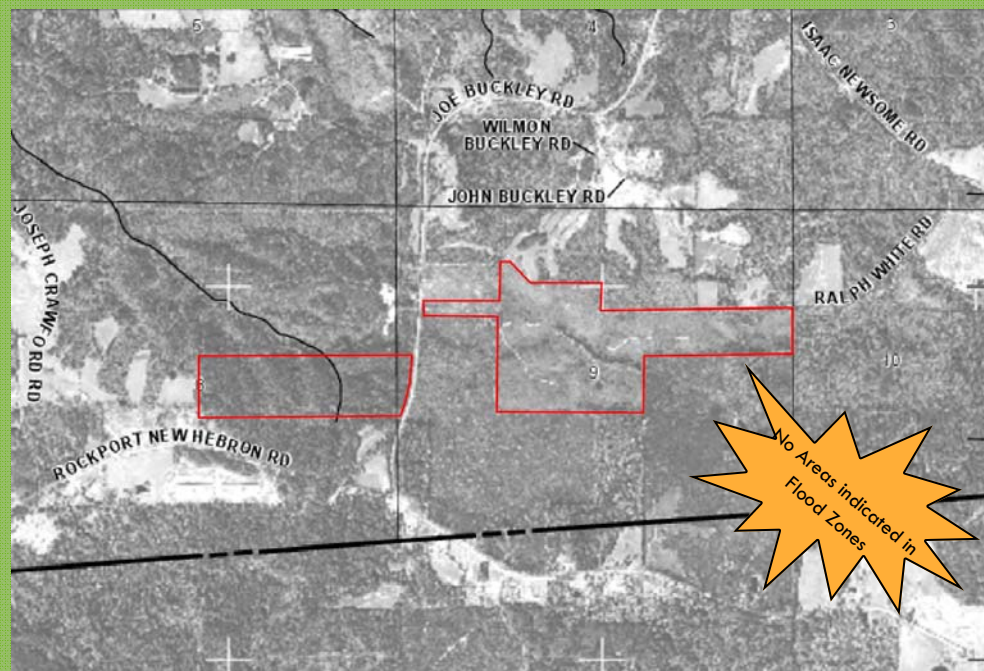
**T1;** (Stand 8) Pine Intermediate Med. Denisty-52.7 ac, 21 yrs (Stand 9) Open - 0.5 ac, 0 yrs

**T2:** (Stand 1) Pine Pulpwood Med. Density-89.5 ac, 13 yrs (Stand 2) Hardwood Intermediate Med Density - 2.7 ac, 51 yrs (Stand 3) Hardwood Regeneration Med Density - 5.1 ac, 13 yrs (Stand 4) Water-0.2 ac

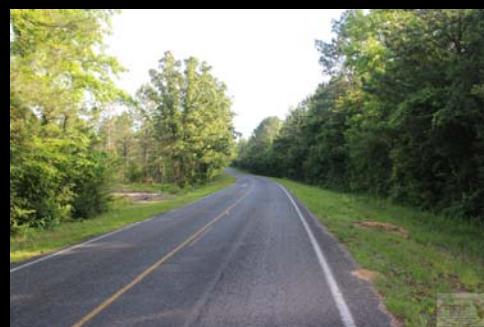
Timber Volumes: No Timber Cruise Information is available for this property.



Supplemental Maps  
FEMA Flood Zone Map - FM28127C0300D

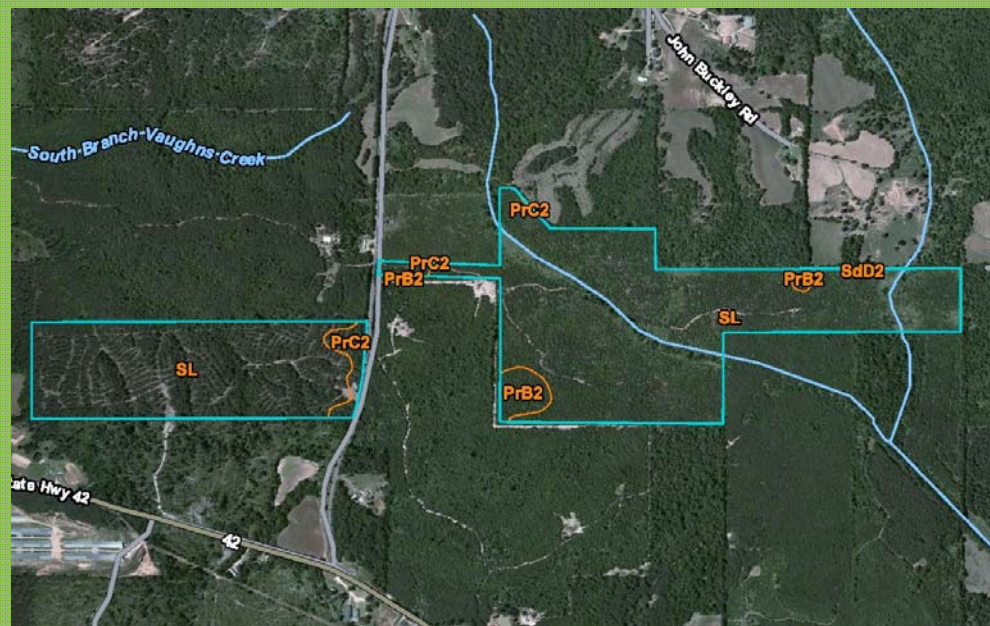


**View of Stand 8, 21yr Pine**

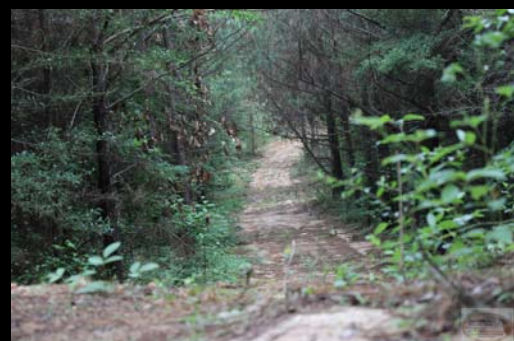


**View North of J. Buckley Rd.**

Soils Map



**View of Stand 1, 14yr Pine**



**View of Woods Road**



**Deer Sign**

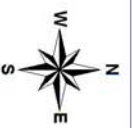


**View of Pond**

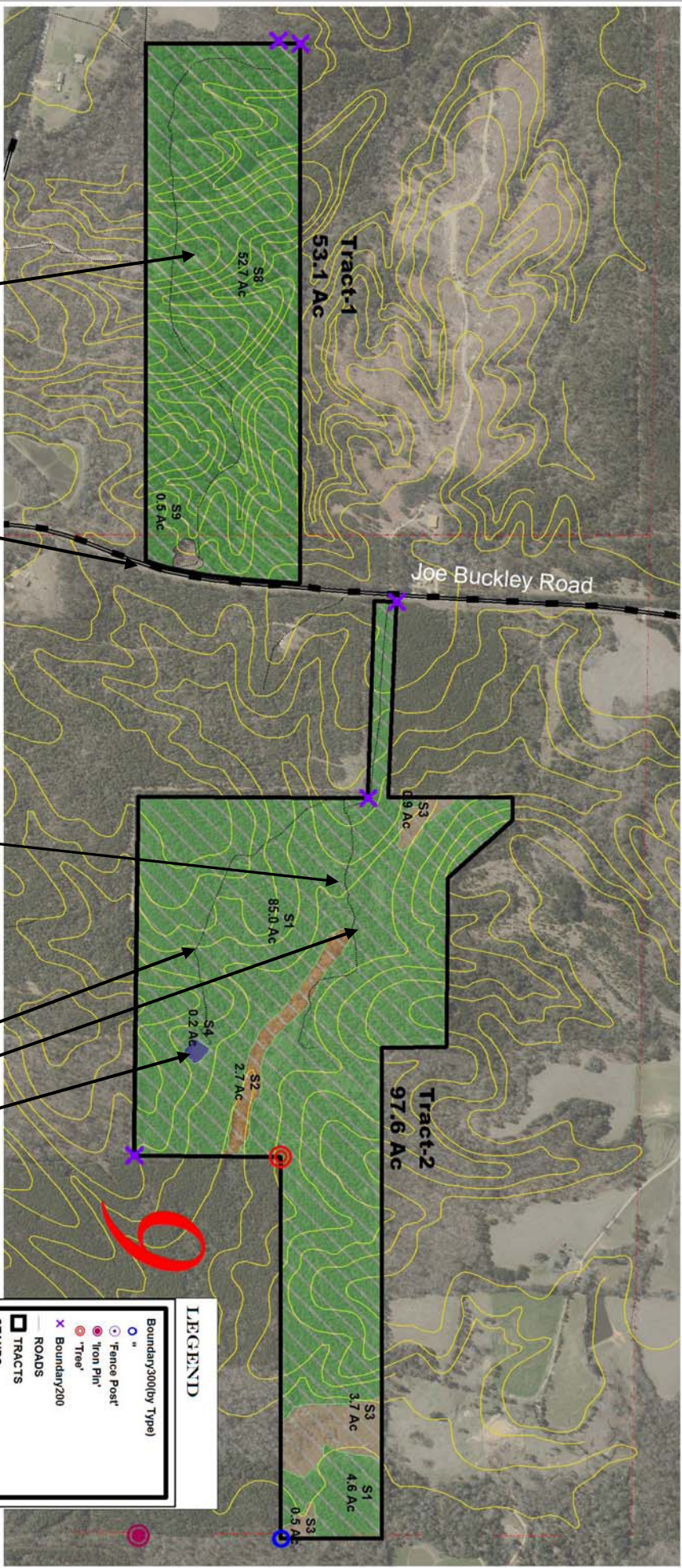


# The Timberland Asset 2016 Stand Map Sections 8 & 9, T8N, R20W Simpson Co. MS

DESCRIPTION	Stand #	Acreage	Total	Description
H2O	4	0.2	0.2	H2O
H12	2	2.7	2.7	H12
HR2	3	5.1	5.1	HR2
OR0	9	0.5	0.5	OR0
P12	8	52.7	52.7	P12
PP2	1	89.5	89.5	PP2
Total Acreage: 150.7				



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**LEGEND**

Boundary 3000 (by Type)

- Boundary 3000 (by Type)
- 'Fence Post'
- 'Iron Pin'
- 'Tree'
- Boundary 200
- ROADS
- TRACTS

**STANDS**

- 'H2O'
- 'H12'
- 'HR2'
- 'OR0'
- 'P12'
- 'PP2'
- cc0127
- cont127
- pls127
- SIMPSON\_20-1\_MOSAIC\_SID

Scale = 1 : 820.00 (In : US Feet)



06-03-2016





*"WE KNOW TIMBERLAND"*

To view this property contact me.



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Were on the Web!  
[www.timberlandsales.com](http://www.timberlandsales.com)  
[www.theforestpro.com](http://www.theforestpro.com)

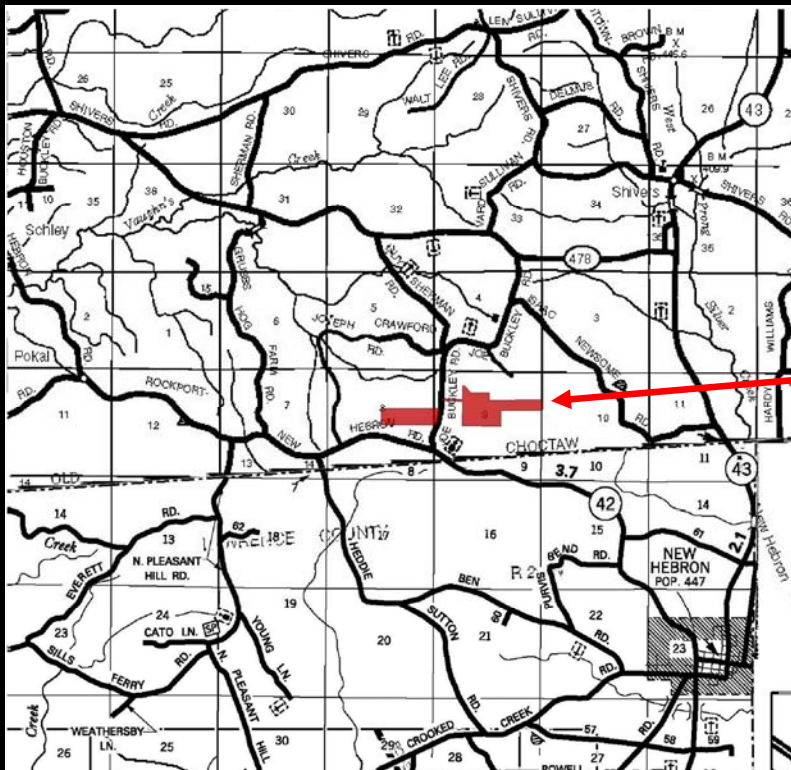
Mailing Address Line 1

Mailing Address Line 2

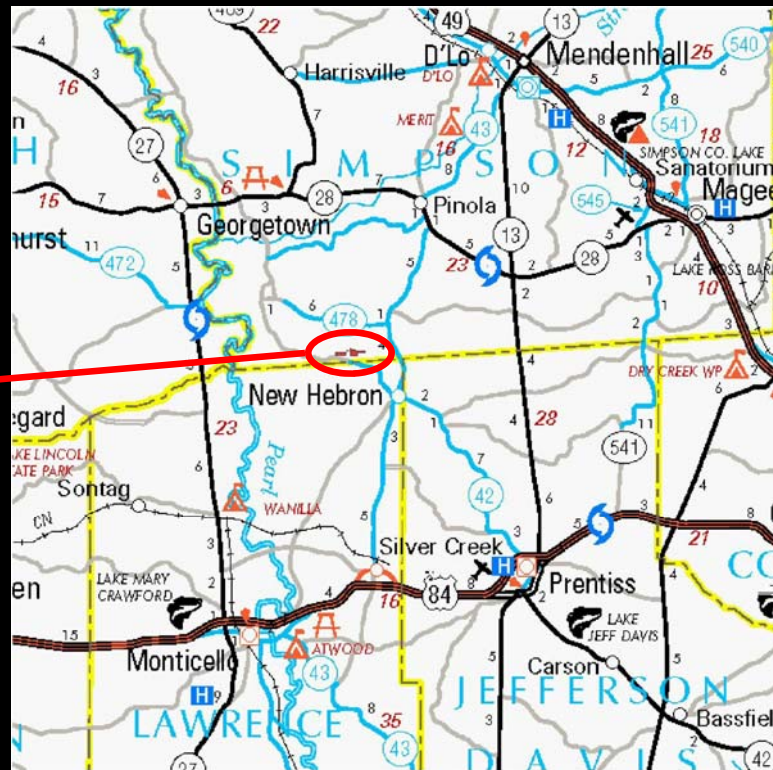
Mailing Address Line 3

Mailing Address Line 4

Mailing Address Line 5



Area Location Map



County Location Map

**Disclaimer:** Mark E. Dale is the exclusive agent for this transaction. Neither Seller or agent 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.