

FOR SALE, ±622 ACRES

“Dixieland Tract”

A RECREATION AND TIMBERLAND PROPERTY WITH DEVELOPMENT POTENTIAL

Property Amenities

This property is located in the Dixie Community of Forrest County. Properties in this area are in high demand and this tract is no different. The property is covered with 18 year old slash pine stand intermingled with older longleaf pine. The features of the property lend itself to many uses like investment, hunting, or potential development. A road has even been roughed out on the eastern side of Clemts Road. There are five potential lake sites on the property with an estimated acreage of 46.7 acres. This property can be purchased as a

whole or purchased in two separate tracts Dixie-land Tract 7 (269.5 acres) or Dixie-land Tract 8 (353.4 acres).



View along Aron Clemts Road

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$2,02,623 in total or Tract 8 353.4 for \$1,136,181 and Tract 7 269.5 for \$866,442.

Tract Acreage:

Mapped 622.9 ±, Taxed 619.04, Deeded 620.955

Tract Location-

Legal: SE4, E2 SW4, Section 9 & NE4, N2 SE4, SW4 NW4, E2 NW4, NW4 SW4, Section 10, T2N, R13W, Forrest County, MS

Address: 323-341 Aron Clemts Road

Lat: 31°08' 52.8" N

Long: 89°17' 43.33" W

Paved Road Frontage: 2700'

Interior Roads: 4018 Dirt

Utilities-

Water: Rural Water As.

Electric: Southern Pine EPA

Topography: Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes: 2011 - \$2,111.96

FEMA Flood Zone: Less than 1% of the property flood

zone AE, the 100 year flood zone. MAP # 28035C0170D

History: Timberland

Mineral Rights: 50%

Streams: None

Soils: Name, % Area, Site Index

Benndale fine sand loam, 1.7%, 94

Bibb silt loam, 9.6%, 100

Heidel sandy loam, 14.1%, 90

Latonía fine sandy loam, 0.1%, 90

Latonía-Trebloc, 1.7%, 90

McLaurin loamy sand, 8.7%, 90

Petal-Susquehanna-Benndale, 56.8%, 87

Prentiss loam, 4.9%, 90

Trebloc Silt loam, 2.5%, 95

Driving Directions: From Hwy 98/ Elks Lake

Rd interchange, drive South on Elks Lake Rd 5.2, turn SE (↻) on Old Hwy 49 and go 0.8 miles, turn SW (↻) on A.V. Hatton and go 1.0 miles, turn S (↻) on Aron Clemts Road for 0.2 miles.

Estimated Driving Times to Tract:

New Orleans: 102mi, 1hr 41 min

Baton Rouge: 159mi, 2hr 48 min

Jackson: 102 mi, 2 hr

Species Available for Hunting:

White-tailed Deer Wild Turkey

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? No

Sub-dividable? Yes as 353.4 acres and 269.5 acres.

How to view the property: By appointment. (locked gates) or by signing release form (Contact for details)

Timber: Type-Acres-Age

Pine Pulpwood Med. Density - 536.0ac -18 year

Mixed Pulpwood Med. Density - 63.0ac - 25 year

Mixed Intermediate Med. Density - 12.9 ac - 25 year

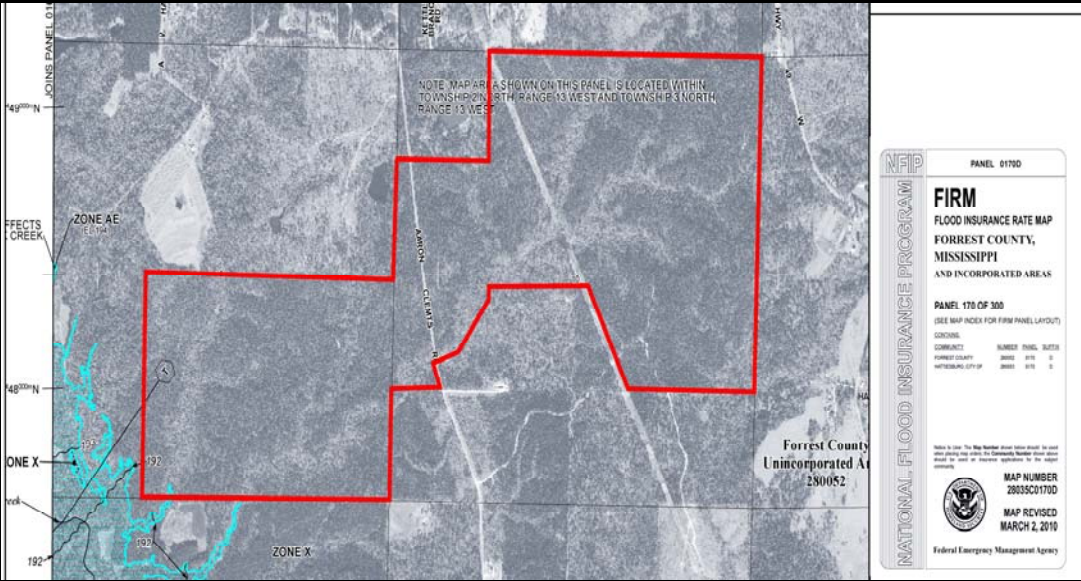
Open - 10.9 ac

2010 Estimated Volumes & Value @5yr avg. price

Pine Pulpwood	32,984 tons	\$10	\$329,840
Pine Chip-N-Saw	6,396 tons	\$20	\$127,920
Pine Sawtimber	616.3 tons	\$40	\$24,652
Hardwood Pulp	5,037 tons	\$5	\$25,185
Total	16,252.5 tons		\$507,597

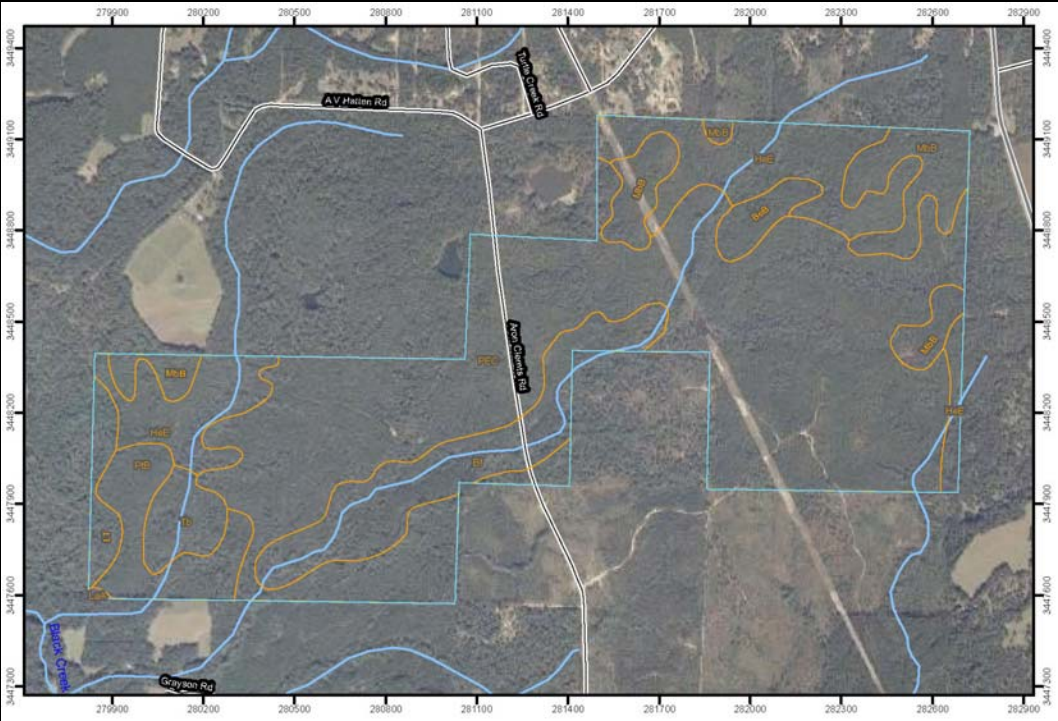
(Please Note: these volumes are based on a timber cruise of the original property acreage of 642 acres. Since 2010 a 8.6 acre and a 12.2 acre parcel have been sold off of the original parcel. These volumes are listed for the viewers information only and should not be relied upon for a purchase decision. Additionally, it is strongly recommended that any potential purchasers have a independent timber cruise performed should they want current timber volumes & values information.)

Supplemental Maps
FEMA Flood Zone Map
Soils Map

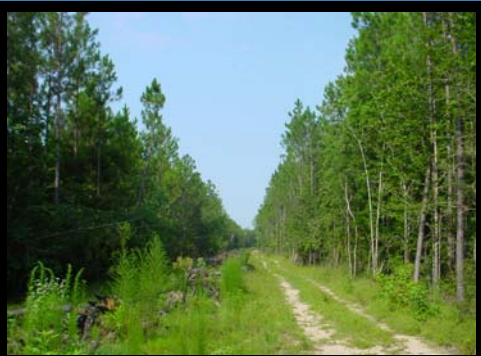


View North of Arron Clemis Rd

Forrest County, Mississippi (MS035)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BeB	Benndale fine sandy loam, 2 to 5 percent slopes	10.7	1.7%
Bf	Bibb silt loam	61.1	9.6%
HeE	Heidel sandy loam, 12 to 30 percent slopes	89.9	14.1%
LaA	Latonia fine sandy loam, 0 to 2 percent slopes	0.5	0.1%
LT	Latonia-Trebloc association, occasionally flooded	11.2	1.7%
MbB	McLaurin loamy sand, 2 to 5 percent slopes	55.6	8.7%
PEC	Petal-Susquehanna-Benndale association, rolling	363.2	56.8%
PtB	Prentiss loam, 2 to 5 percent slopes	31.1	4.9%
Tb	Trebloc silt loam	16.0	2.5%
Totals for Area of Interest		639.1	100.0%



Scale = 1 : 1050.00 (In : US Feet)



View West of Cleared Rd

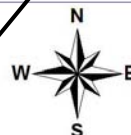


View West of Gate

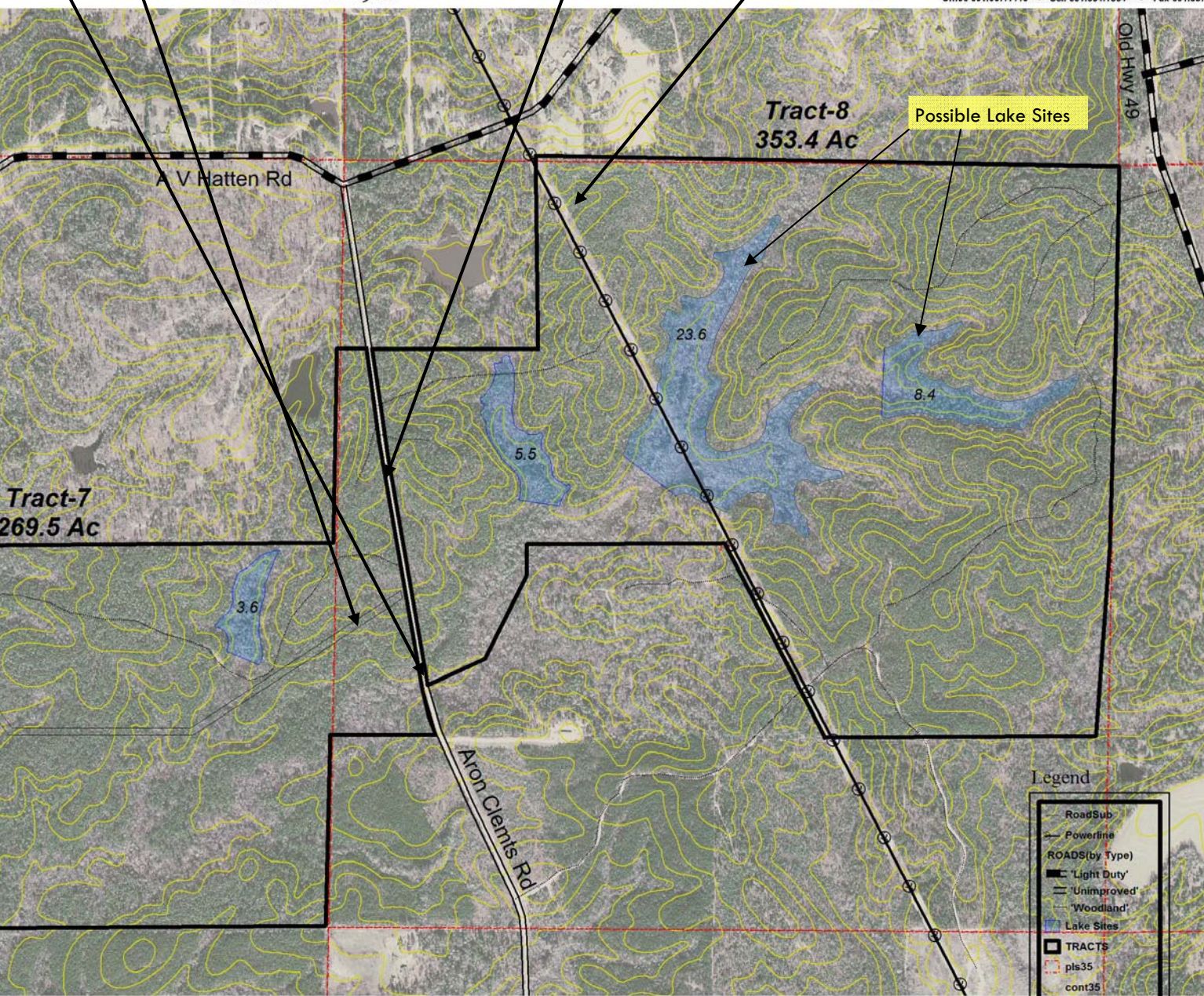


View South along Power Line

Purchase Options
 Tract 7 269.5 ac
 Tract 8 353.4 ac
 Total 622.9 ac



FOREST PRO L.L.C.
 TIMBER & LAND MANAGEMENT COMPANY
 FORESTRY | REAL ESTATE | APPRAISALS
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654
 Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406



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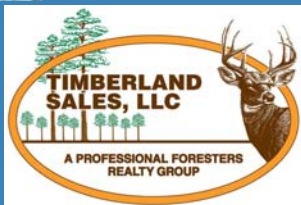
Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406

“EVERYTHING TIMBERLAND”

To view this property contact me.



Mark E. Dale
Forester/Broker/Appraiser
Email: theforestpro@bellsouth.net



Were on the Web!
www.theforestpro.com or
www.timberlandsales.com

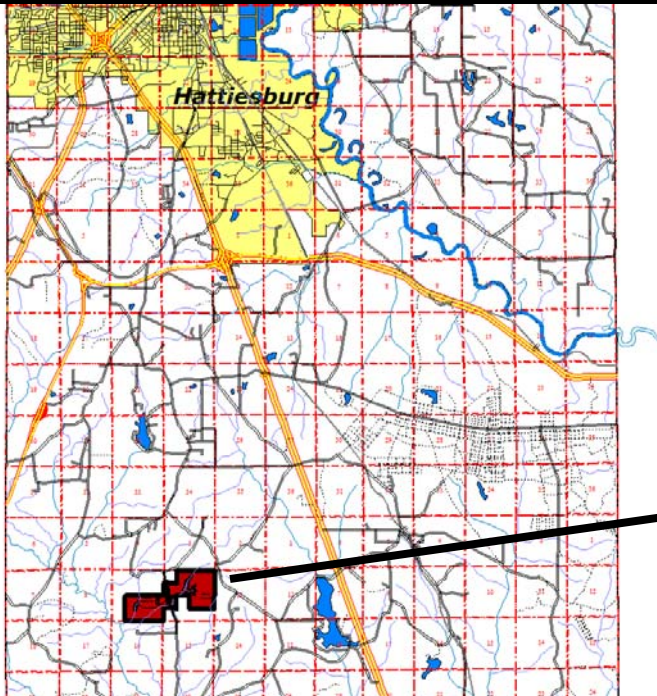
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Mailing Address Line 2

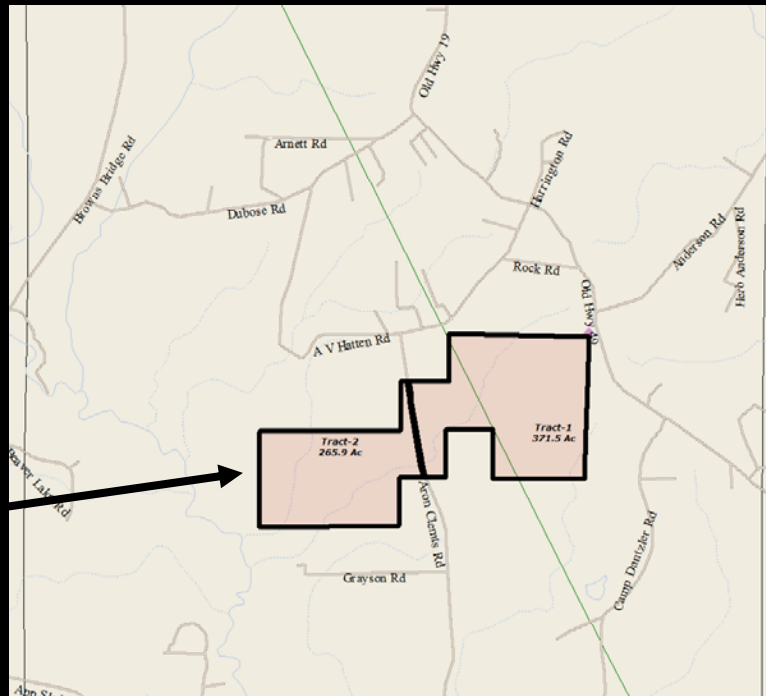
Mailing Address Line 3

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.