

FOR SALE, ±437 ACRES

"The Hills at Halls Creek"

A RECREATIONAL AND TIMBERLAND PROPERTY

*A chance to own a
great multifunctional
property that can be
enjoyed year-round.*

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Property Amenities

Located seven miles south of Monticello this property has most of the amenities land buyers are looking for.

The property has ample frontage along Highway 27 and Dewey Ballard Rd. The property has footage along the beautiful perennial stream, Halls Creek. Deer and Turkey can be found in abundant numbers but the real value of this property may be found in large gravel deposits (A sand & gravel company is just next door).

Timber stands on the property consist of 31 acres of Large Hardwoods along Halls Creek, 71 acres of 14 yr old planted pines that are ready to be thinned, and 6.5 acres of mid-sized hardwoods along drains. There are currently 6 acres in food plots. The new

owner will also have 322 acres of vigorously growing, 1 year old containerized planted pines (2011).



Frontage along Highway 27 South

Just the Facts:

Sales Price: \$808,450 in total or 391.3 ac for \$723,905 or 45.9 ac for \$91,800.

Tract Acreage:

Mapped 437.0 ±, Taxed 426.31, Deeded 411.12

Tract Location:

Legal: S2 NW4, N2 SW4, SW4 NE4, NW4 SE4, Section 26; PT S2 SE4 W of Hwy, Section 25, T6N, R10E, Lawrence County, MS

Address: 1631 Hwy 27S

Lat: 31°27' 35.53" N

Long: 90°10' 3.95" W

Paved Road Frontage: 2400' on Hwy 27S & 1210 feet on Dewey Ballard road

Interior Roads: 3.53 miles Dirt

Utilities:

Water: Lawrence Co Water As.

Electric: Entergy

Topography: Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes: 2011 - \$1,405.09

FEMA Flood Zone: Flood map 2802720125B, apx. 10% of

acreage

History: Timberland

Mineral Rights: 50%

Streams: 2289' on Halls Creek

Soils: Name, % Area, Site Index

Cadeville-Freestone as., 3.1%, 85

Jena soils, 7.0%, 100

Providence silt loam, 26.8%, 87

Ruston Sandy loam, 35.3%, 88

Saffell gravelly loam, 0%, 67

Smithdale sandy loam, 27.2%, 86

Smithdale-Lucy as. 0.7%, 86

Driving Directions: From Hwy 84/Hwy 27 interchange, drive South on Hwy 27 go 7.8 miles, Tract is on the West Side of Road (☞) .

Estimated Driving Times to Tract:

New Orleans: 140 mi, 2 hr 24 min

Baton Rouge: 127 mi, 2hr 19 min

Jackson: 68 mi, 1 hr 23 min

Biloxi: 126 mi, 2 hr 28 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? Yes as 391.3 acres and 45.9 acres.

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

Timber: Type-Acres-Age 2012

Pine Regeneration Med. Density- 321.7ac - 1 years

Pine Pulpwood High Density - 71.2 ac -14 year

Hardwood Intermediate Med. Density - 6.5 ac - 30+ year

Hardwood Sawtimber Med. Density - 31.2 ac - 40+ year

Water - 0.5 ac

Open - 5.8 ac

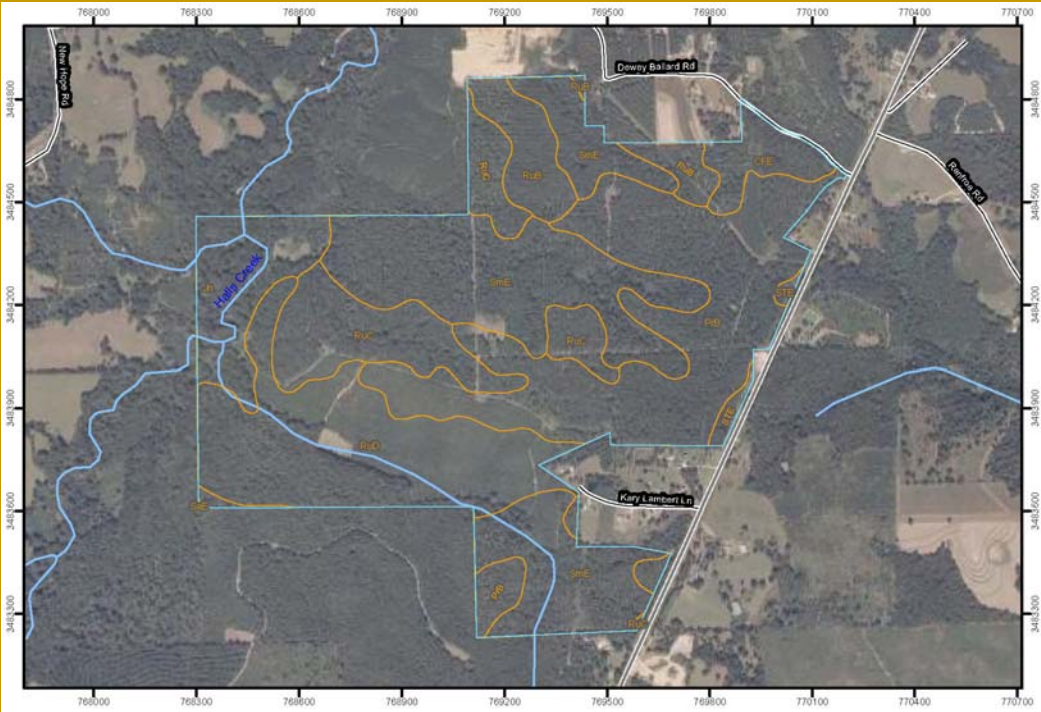
Est. Volumes of 108.9 remaining acres & Value @ 5yr avg. price

Pine Pulpwood	4,930 tons	\$10.45	\$ 51,519
Pine Chip-N-Saw	26 tons	\$20.09	\$ 522
Pine Sawtimber	185 tons	\$36.62	\$ 6,775
Hardwood Pulp	759 tons	\$5.85	\$ 4,440
Hardwood Pallet	90 tons	\$19.38	\$ 1,744
Red Oak Saw	186 tons	\$28.81	\$ 5,359
White Oak Saw	155 tons	\$25.80	\$ 3,999
Yellow Poplar Saw	176 tons	\$26.94	\$ 4,741
Misc. Hrdwd Saw	84 tons	\$22.86	\$ 1,920

Total 6,591 tons \$81,019**

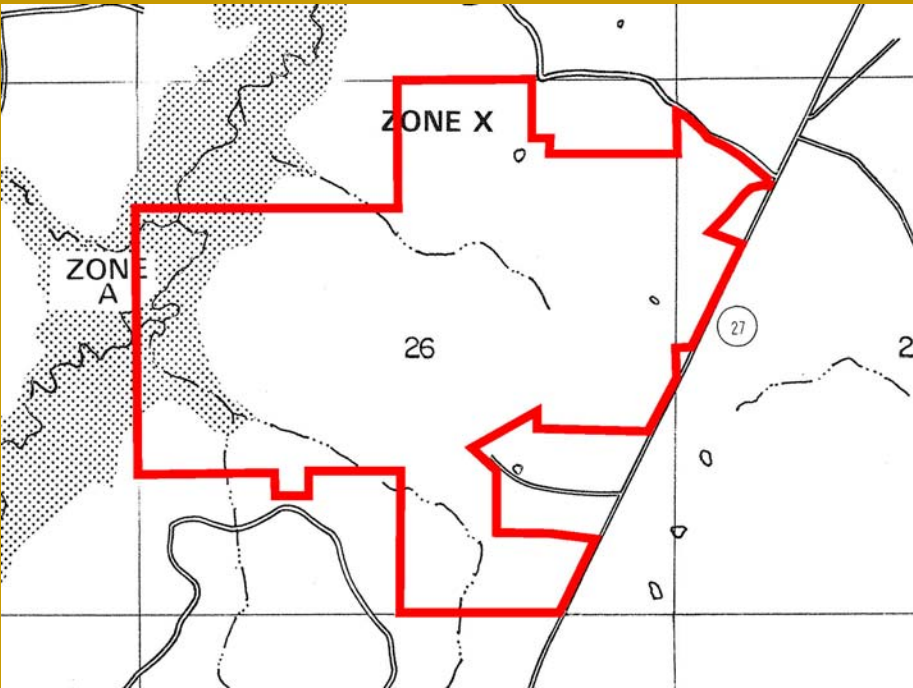
**Neither Seller or Forest Pro LLC nor their representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, timber volumes & values, or acreages.

Supplemental Maps
Soils Map



Lawrence County, Mississippi (MS077)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CFE	Cadeville-Freestone association, hilly (cadeville-freest)	13.5	3.1%
Jn	Jena soils, frequently flooded	30.8	7.0%
PrB	Providence silt loam, 2 to 5 percent slopes	117.9	26.8%
RuB	Ruston sandy loam, 2 to 5 percent slopes	23.3	5.3%
RuC	Ruston sandy loam, 5 to 8 percent slopes	49.5	11.3%
RuD	Ruston sandy loam, 8 to 12 percent slopes (smithdale)	82.3	18.7%
SaE	Saffell gravelly sandy loam, 12 to 17 percent slopes	0.0	0.0%
SmE	Smithdale sandy loam, 15 to 30 percent slopes	119.6	27.2%
STE	Smithdale-Lucy association, hilly	3.2	0.7%
Totals for Area of Interest		440.1	100.0%

FEMA Flood Map



View of Halls Creek



View of Food Plot



View of Food Plot



View along Hwy at Gate

DESCRIPTION	Stand #	Acreage	Total	Description
H2O	7	0.5	0.5	H2O
H12	4	6.5	6.5	H12
HS2	3	31.2	31.2	HS2
OR0	6	5.8	5.8	OR0
PP3	5	71.2	71.2	PP3
PR2	1	321.7	321.7	PR2
Total Acreage:		436.9		

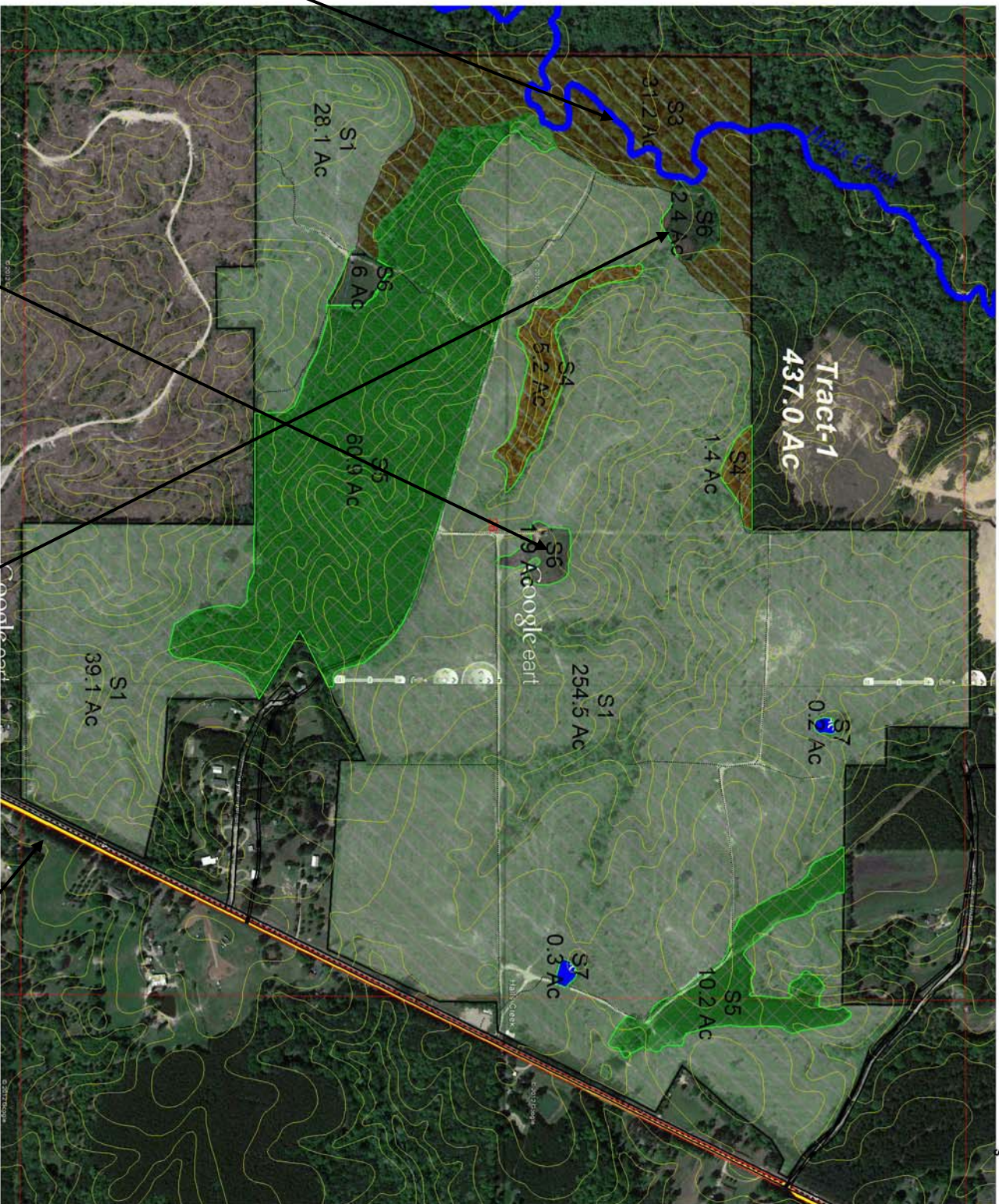


FOREST & LAND MANAGEMENT COMPANY
FORESTRY | REAL ESTATE | APPRAISALS
 P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 38654
 Office 601.587.4466 • Cell 601.584.1564 • Fax 601.587.4466



Legend

- STREAMS
- == ROADS
- cont77
- STANDS
- 'H2O'
- 'H12'
- 'HS2'
- 'OR0'
- 'PP3'
- 'PR2'
- TRACTS
- ccot77
- pr77
- inter77
- plst77
- GoogleEarth



09-27-2012

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

“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 &
www.timberlandsales.com

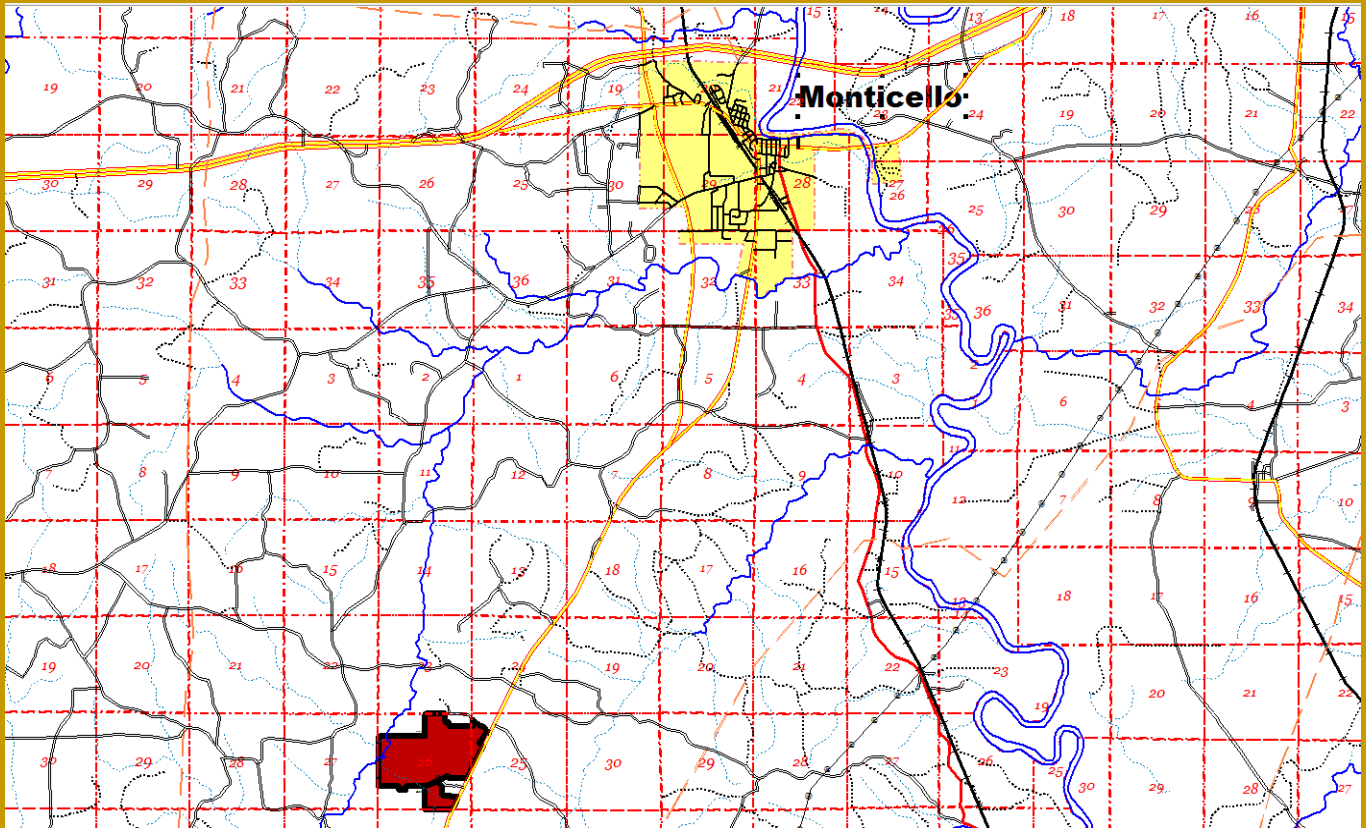
Mailing Address Line 1

Mailing Address Line 2

Mailing Address Line 3

Mailing Address Line 4

Mailing Address Line 5



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.