

FOR SALE, ±237 ACRES

"Seclusion on Jay Bird Creek"

AN UNIQUE RECREATION AND TIMBERLAND PROPERTY

*A chance to own
property on Jay Bird
Creek*

Property Amenities

"Seclusion on Jay Bird Creek" at 237± acres, when explored, feels like a property twice it's size. The varying timber types and topography, along with the length of the tract makes the property seem like a four hundred plus acre parcel. If one is seeking a property that can be enjoyed without outside disturbances then this property may be for you.

Recreation

The recreational possibilities on this tract are unmatched for a property this size. Hills and bottomland, young pine thickets to open pine plantations make this a very diverse property. Deer hunters will gravitate to the hardwood stands with large Swamp Chestnut oaks or to the multiple food plot locations. Duck hunters can hunt on several natural duck ponds or

jump shoot ducks along Jay Bird Creek. Wild turkeys are also abundant on this parcel. Other recreational opportunities include fishing, camping, and ATV riding on the properties trails.



Deep fishing hole on Jay Bird Creek.

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$470,250

Tract Acreage: Deeded 236, Mapped 237.2, Taxed 226

Tract Location-

Legal: W2 W2 SW4, E2 SW4 NW4, SE4 NW4, W2 SW4 NE4 of S25; PT E2 SE4 of S26;; PT NE4 NE4 of S35; PT N2 NW4 of S36; T7N, R19W, Jeff Davis County, MS

Address: 0 Jordan Hill Rd

Lat: 31°32' 23.3" N

Long: 89°52' 21.1" W

Paved Road Frontage:

0' (easement by prior use)

Interior Roads: 4.7mi Gravel & Dirt

Utilities-

Water: None

Electric: Southern Pine EPA

Topography: Level with Terraces

Zoning: Rural, Timberland

Ad Valorem Taxes: 2011 - \$873.26 or \$3.68/ac

FEMA Flood Zone: Est. 50% of the tract lies within flood zone A, the 100 year flood zone. MAP # 28065C0120D &

28065C140D

History: Timberland

Mineral Rights: Any owned.

Streams: Jay Bird Creek (4234') & 3 small creeks.

Soils: Name, % Area, Site Index

Bibb & Mantachie soils, 6%, 100

Cadeville-Freestone Ass., 0.2%, 85

Darco Loamy Sand, 5.0%, 81

Falkner & Cadeville 2-5 slope, 4.3%, 83

Falkner & Cadeville 5-12 slope, 9.2%, 83

Jena Sandy Loam, 3.9%, 100

Kirkville & Mantachie, 28.4%, 97

Ora sandy loam 2-5 slope, 3.3%, 86

Ruston sandy loam 2-5 slope, 4.1%, 91

Ruston sandy loam 5-8 slope, 3.2%, 91

Ruston sandy loam 8-12 slope, 4.8%, 86

Smithdale sandy loam 12-17 slope, 2.5%, 86

Smithdale sandy loam 17-40 slope, 3.2%, 86

Smithton silt loam, 4.6%, 86

Treblot silt loam, 17.3%, 95

Driving Directions: From Hwy 184/Hwy 13 interchange, drive South on Hwy 13 4.8 mi. Turn East (☺) on Jot-Em-Down Rd for 1.2 mi. Turn East (☺) on Jordan Hill Rd for 0.4 mi. Turn North (☺) on unnamed gravel road for 0.6 mi to 1st gate, continue on 0.4 mile to 2nd gate. (gates are locked)

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? No

Sub-dividable? Sold as entire parcel

How to view the property: By appointment only. (locked gates)

Timber: Type-Acres-Age

Pine Pulpwood Med. Density-80.5 ac.-15yrs

Hardwood Regeneration No Density-34.6 ac.-0 yrs

Pine Pulpwood High Density-12.6 ac.-15yrs

Pine Regeneration Med. Density-41.4 ac.-4yrs

Pine Pulpwood Low Density-9.3 ac.-15yrs

Hardwood Pulpwood Low Density-5.8 ac.

Hardwood Pulpwood Med. Density-18.9 ac.

Hardwood Intermediate Med. Density-4.6 ac.-35+yrs

Hardwood Regeneration Med. Density-16.1 ac.-20 yrs

Mixed Pulpwood Med. Density-9.1 ac.-16yrs

Water-4.3 ac

Timber Cruise Volumes & Value

No Cruise has been performed but an analysis of timber types leads us to believe the estimated timber value to be in the \$66,000-76,000 range.

Estimated Driving Times to Tract:

New Orleans: 141mi, 2hr 37 min

Baton Rouge: 160mi, 2hr 49 min

Jackson: 67 mi, 1hr 30 min

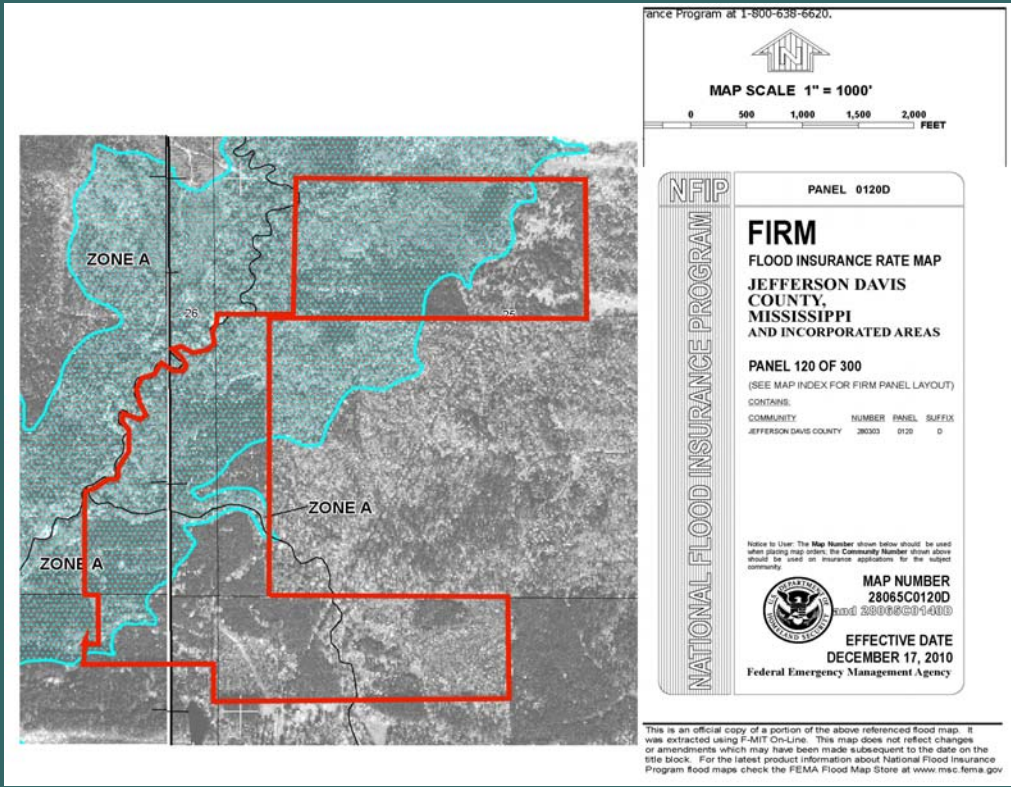
Hattiesburg: 43 mi, 1hr 4min

Species Available for Hunting:

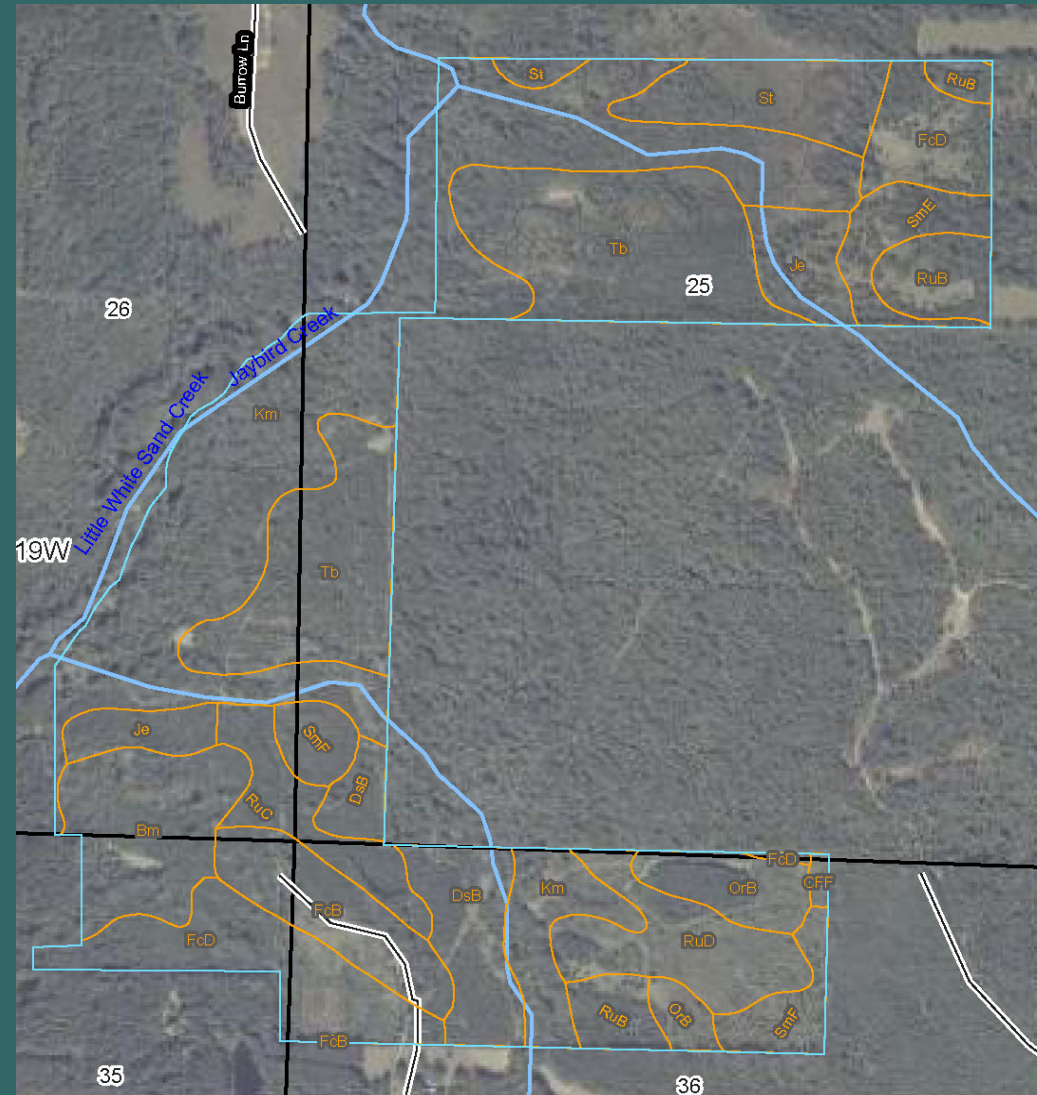
White-tailed Deer Wild Turkey Squirrel

Rabbit Ducks Dove

Quail Fishing



Soils Map (For soil types see front page)



View of Pine Stand

Seclusion on Jay Bird

Sections 25, 26, 35, & 36
T7N, R19W,
Jefferson Davis Co. MS



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DESCRIPTION	Stand #	Acreage	Total	Desc
H2O	11	4.3	4.3	H2O
H12	8	4.6	4.6	H12
HP1	6	5.8	5.8	HP1
HP2	7	18.9	18.9	HP2
HR0	2	34.6	34.6	HR0
HR2	9	16.1	16.1	HR2
MP2	10	9.1	9.1	MP2
PP1	5	9.3	9.3	PP1
PP2	1	80.5	80.5	PP2
PP3	3	12.6	12.6	PP3
PR2	4	41.4	41.4	PR2
Total Acreage: 237.2				

Legend

Powerline
ROADS
STREAMS
peren65
pls65
cont65
STANDS
'H2O'
'H12'
'HP1'
'HP2'
'HR0'
'HR2'
'MP2'
'PP1'
'PP2'
'PP3'
'PR2'
TRACTS
JEFF_DAVIS10.SID

Scale = 1 : 850.00 (In : US Feet)



View of 1 of 3 creeks.



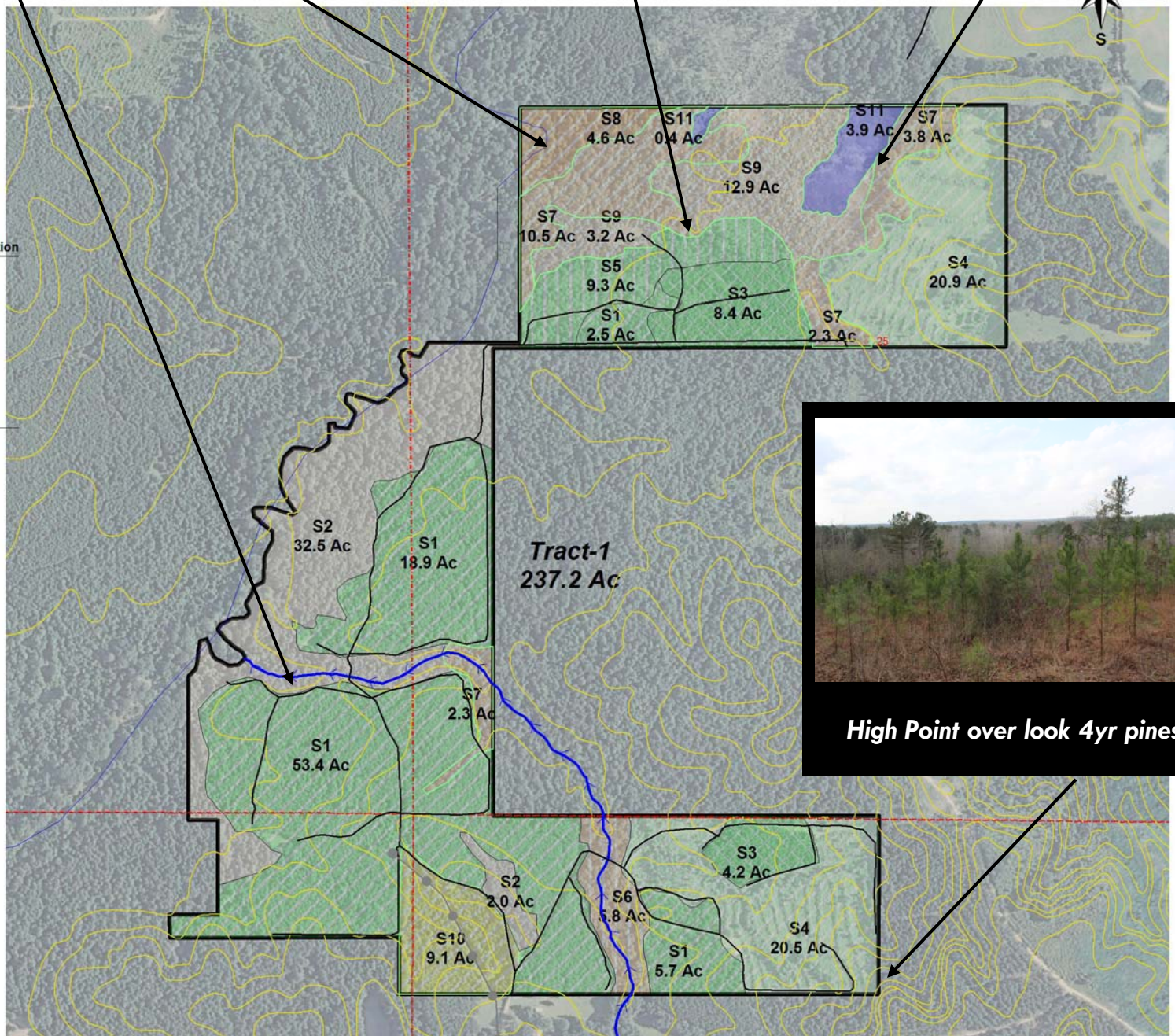
View of Food Plot



View of Duck Pond

1 Creek

ription



High Point over look 4yr pines.

850 0 850 US Feet

02-28-2012

FOREST PRO^{LLC}

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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)

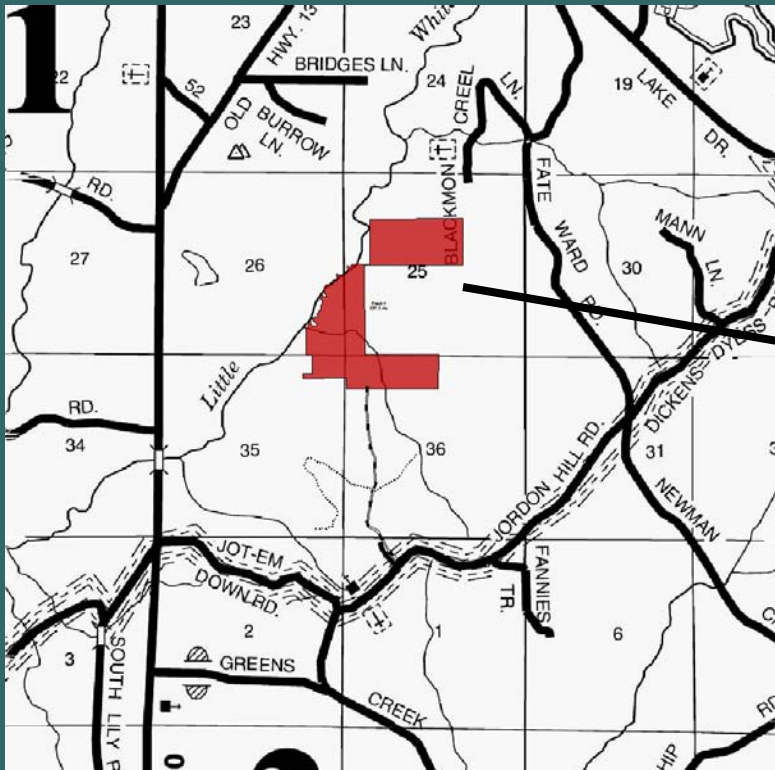
Mailing Address Line 1

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. Maps are included to show approximate dimensions of the property and are included only to assist the reader in visualizing the property. Potential purchasers are encouraged to perform their own due diligence in evaluating the property described herein.



Food Plot



4 year old Pine



Old Barn



Camp site (trailers **not** included in this sale)



View along Powerline



Food Plot



15 yr pine



15 year old Pine



Food Plot and cut area



Cut area



Mixed Stand



Young Hardwood



Young Hardwood



Deer Rub



Cypress in Jay Bird Creek



Deep hole on Jay Bird Creek



Jay Bird Creek



Jay Bird Creek



Creek and Hardwood



Creek



Deer rub on deer trail.



Older Hardwood



Duck Hole



Swamp Chestnut Oak Acorn Hulls



Older hardwood



Food Plot



High density pines



4yr old pine



Duck Hole



Duck blind on Duck Hole



Duck Hole



Duck Hole



Food Plot through pines



15yr Pines on Hill.



Deep hole on Jay Bird Creek