

# FOR SALE, ±426 ACRES

# “Pearl River Overlook Tract”

## ULTIMATE OFF-GRID PARADISE

*A chance to own  
property with multiple  
creeks along the Pearl  
River.*

### Property Amenities

Escape to a secluded haven of nature's finest offerings with this extraordinary 426-acre property, nestled in the heart of pristine wilderness. Embrace a life of tranquility and self-sufficiency as you revel in the vast amenities that this remarkable estate has to offer. With an impressive 2,619 feet of breathtaking Pearl River frontage, you'll have unparalleled access to the pristine waters that meander through the landscape, inviting you to create cherished memories by the riverbanks. Additionally, enjoy the three separate creeks that converge on the property, providing endless possibilities for outdoor exploration and recreation. Explore the picturesque beauty of the property with mature white oaks and majestic magnolias lining the creeks, creating a picturesque backdrop of natural wonder. The 14 acres of Hardwood Sawtimber around the oxbow slew in the north-west corner offer an idyllic setting for duck hunting, making it a haven for outdoor enthusiasts. Escape the hustle and bustle of city life as you embrace a truly off-grid lifestyle. The property boasts the serenity of being extremely rural, ensuring complete seclusion and privacy. Legal access via an easement across Weyerhaeuser grants you exclusive entry to this hidden gem. Embrace a wildlife enthusiast's dream as the property hosts an abundance of whitetail deer and wild turkey, making it a haven for hunting and observing nature's wonders. This property

is a canvas for outdoor enthusiasts, offering a plethora of activities such as fishing, camping, hiking, and exploring the picturesque landscape. Venture into the rugged terrain of the property, which showcases the natural beauty of hills and valleys, providing breathtaking panoramic views from the high side of the river. The 426-acre estate gives you the opportunity to carve out your off-grid paradise, where you can build your dream home or retreat amidst the unspoiled beauty of nature. Don't miss the chance to own this extraordinary off-grid property that seamlessly blends serenity, adventure, and natural beauty. Contact us now to secure your slice of paradise!



**Prices Creek, one of many creeks on the property.**

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

#### **Just the Facts:**

**Sales Price:** \$830,274 or \$1,949/ac

**Tract Acreage:** Mapped 426.4 ±, Taxed 444.63

#### **Tract Location-**

**Legal:** PT W2 (S35) & PT Frac. (S34), 34 & 35, T8N, R11E, Lawrence County, MS

**Address:** 400 Sills Ferry Rd

**Lat:** 31.722999892487 N

**Long:** -90.0970309233 W

**Paved Road Frontage:** 0'

**Interior Roads:** 4.6mi Gravel & Dirt

#### **Utilities-**

**Water:** None

**Electric:** 1600' from tract Southern Pine EPA

**Topography:** Hilly

**Zoning:** Rural, Timberland

**Ad Valorem Taxes:** 2022 - \$1,392.91

**FEMA Flood Zone:** Portions lie (25.9%) within flood zone AE, the 100 year flood zone. MAP # 28077C0125C

**History:** Timberland

**Mineral Rights:** Any owned

**Streams:** Pearl River, 2619' frontage, 9354' Price Creek, 2300 Dry Creek, 529' Irving Creek, 9634' Simon Creek

**Soils:** Name, % Area, Site Index <sup>50</sup>

Cadeville-Freestone, 94.3%, 85'

Jena Soils, 3.7%, 100'

Providence Silt Loam, 2.0%, 87'

**Driving Directions:** From Hwy 27/ Hwy 84 interchange.

- East on Hwy 84E – 3.5 mi.
- Ⓢ North on Ferguson Rd-8.0 mi.
- Ⓢ North on Martin Rd-1.5 mi.
- Ⓢ East on Ray Cliburn Rd - 0.3 mi.
- Ⓢ North on Crooked Creek Rd - 1.2 mi.
- Ⓢ West on N. Pleasant Hill Rd - 2.1 mi.
- Ⓢ WSW on Sills Ferry Rd - 0.9 mi
- Ⓢ SW Weathersby Lane - 1.3 mi

#### **Estimated Driving Times to Tract:**

New Orleans: 169mi, 2hr 50 min

Baton Rouge: 155mi, 2hr 40 min

Jackson: 57 mi, 1hr 13 min

Hattiesburg: 69 mi, 1hr 32 min

#### **Species Available for Hunting:**

White-tailed Deer Wild Turkey

Squirrel Rabbit

Ducks

**Medium of Exchange:** Cash and occupancy on closing.

**Owner Financing Available?** No

**Sub-dividable?** Not dividable, sold as a whole

**How to view the property:** Due to locked gates this tract is shown by appointment only.

#### **Timber:**Type-Acres-Age

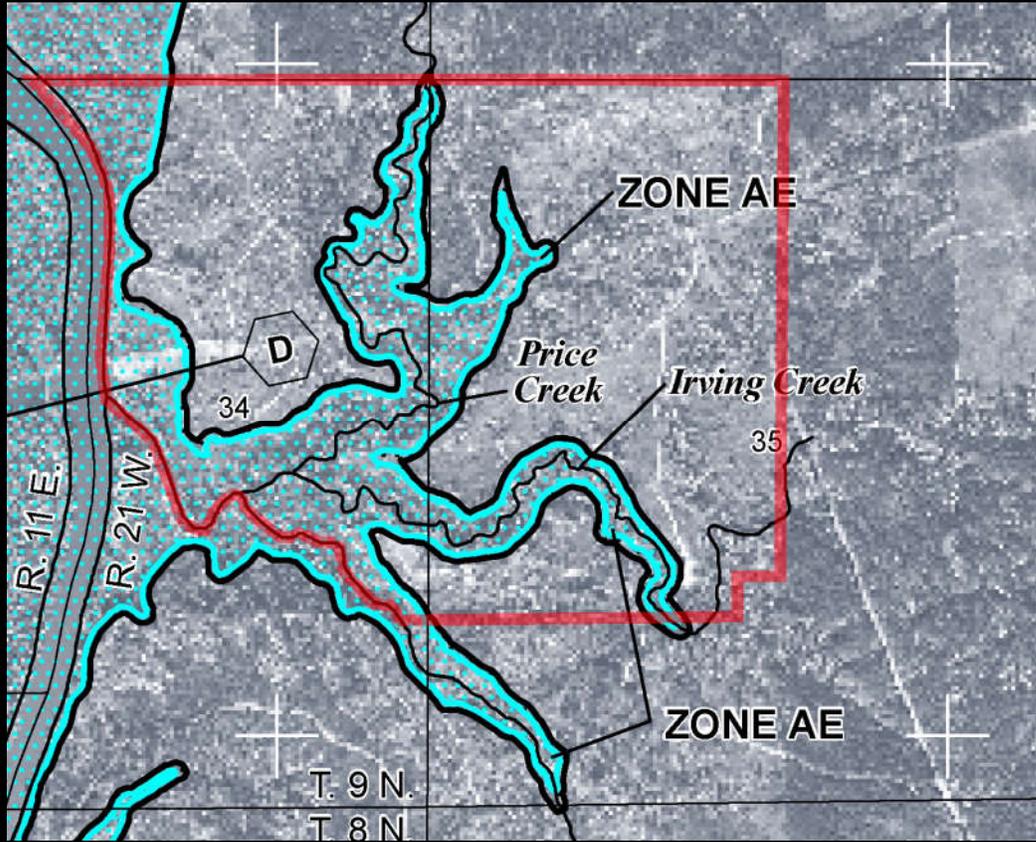
Mixed Sawtimber Med. Density-131.7 ac.– 63yrs  
Hardwood Sawtimber Med. Density-14.3 ac.–63+yrs  
Mixed Pulpwood High Density-158.7 ac.– 20 yrs  
Mixed Intermediate Med. Density– 2.5ac.– 20yrs  
Mixed Pulpwood Med. Density-34.8 ac.– 20 yrs  
Pine Intermediate High Density-8.4 ac.– 27 yrs  
Pine Pulpwood High Density-56.8 ac.– 20 yrs  
Hardwood Regen. Med. Den. 1.3ac—10 yrs  
Open– 17.9 ac

#### **Timber Cruise Volumes & Value**

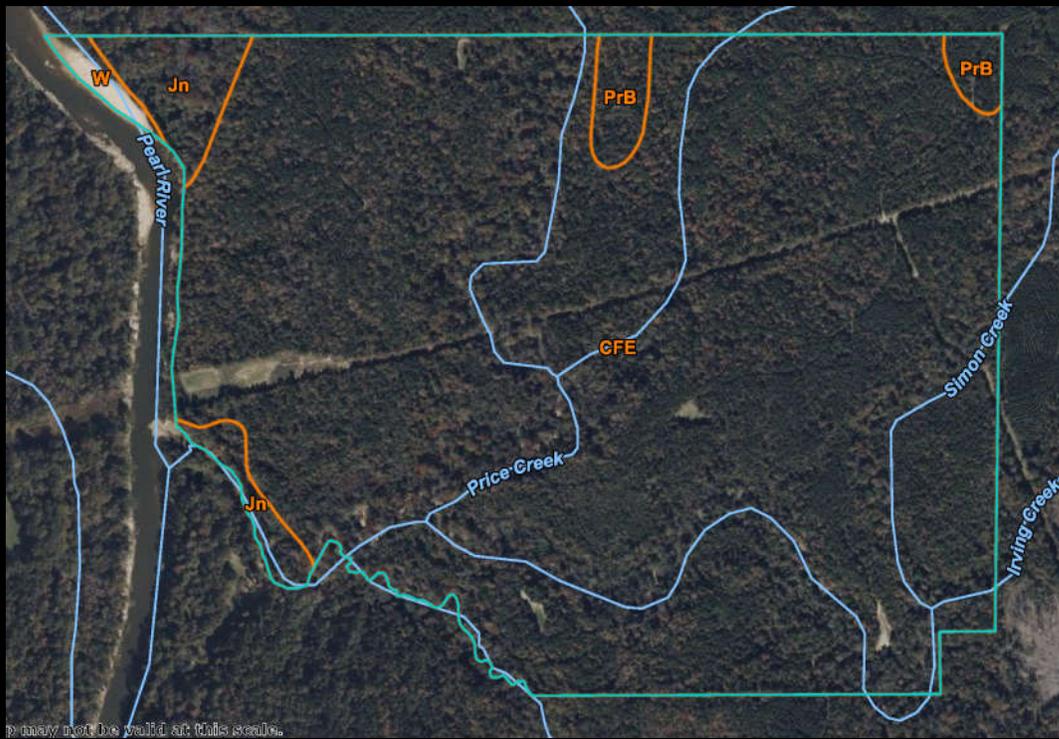
\*No timber cruise volumes available for this sale.

**Access:** The property is accessed across Weyerhaeuser company lands via recorded legal access easement. Additionally, the property can also be accessed thru private lands to the north.

Supplemental Maps  
FEMA Flood Zone Map

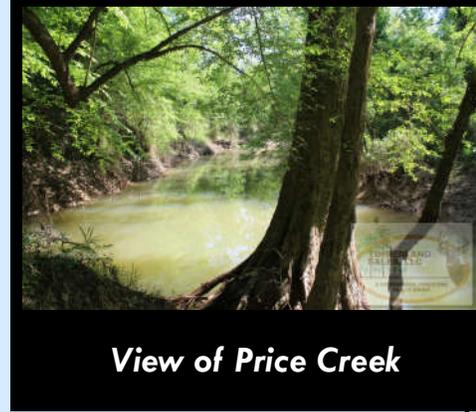


Soils Map



may not be valid at this scale.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CFE	Cadeville-Freestone association, hilly (cadeville-freest)	400.0	93.7%
Jn	Jena soils, frequently flooded	15.1	3.5%
PrB	Providence silt loam, 2 to 5 percent slopes	8.8	2.1%
W	Water	2.9	0.7%
<b>Totals for Area of Interest</b>		<b>426.8</b>	<b>100.0%</b>

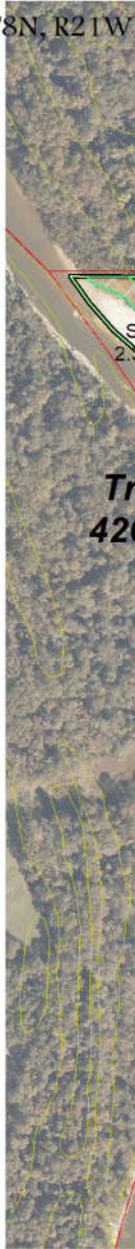


View of Price Creek

Pearl River Overlook  
2023 Stand Types  
Sections 34 & 35, T8N, R21W  
Lawrence Co. MS

Legend

- Monument
- ccc77(by CLASS)
  - 6
  - 8
- ROADS(by Type)
  - 'Main Woodland'
  - 'Woodland'
- Easement(by Description)
  - 'Easement Needed'
  - 'Public'
  - cont77
  - pls77
- STANDS
  - 'HR2'
  - 'HS2'
  - 'MI2'
  - 'MP2'
  - 'MS2'
  - 'OR0'
  - 'PI3'
  - 'PP3'
- TRACTS
  - LAWRENCE\_NAIP\_2021.SID





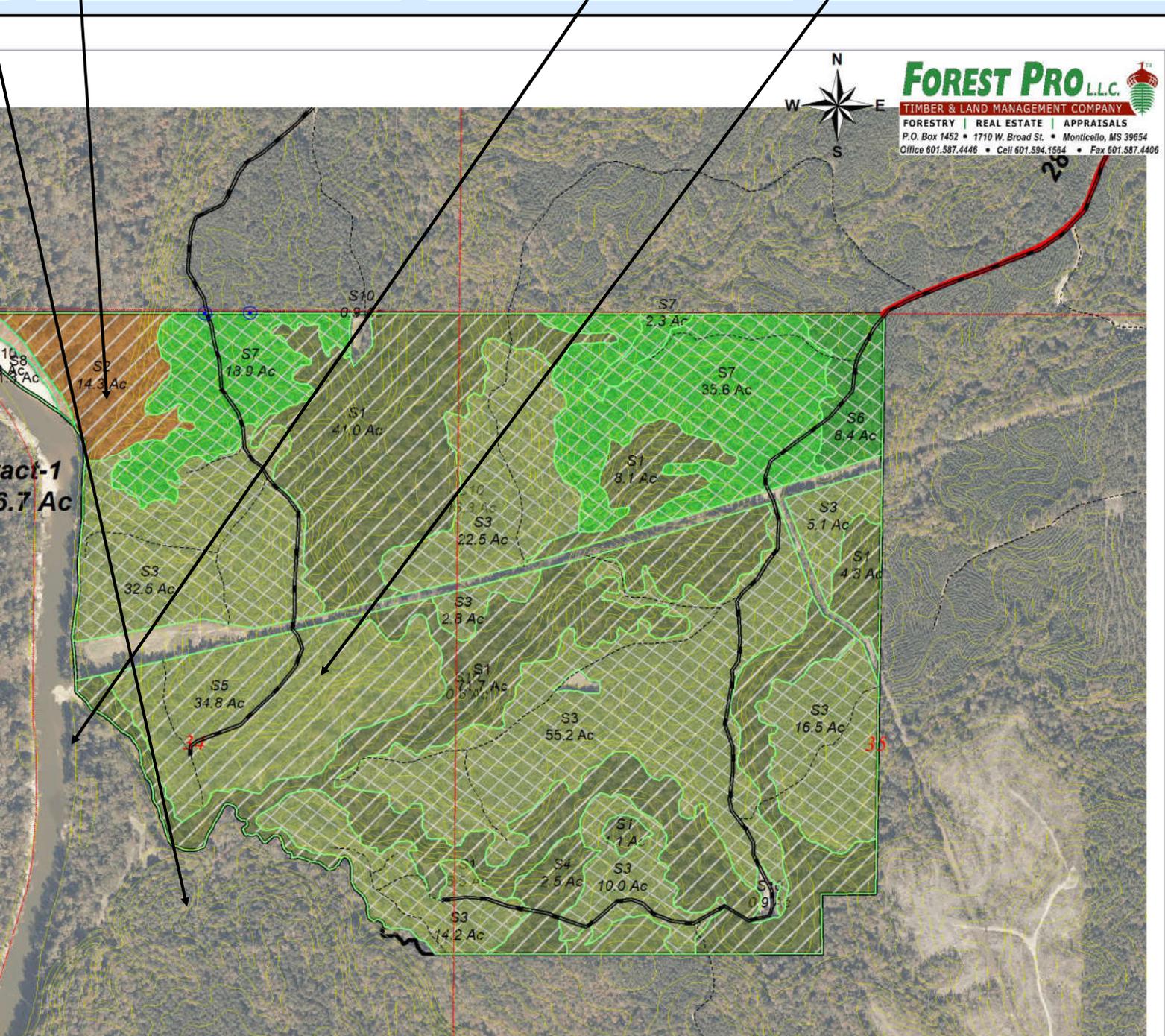
View of Duck Slew



View of Pearl River



View along Pipeline



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“EVERYTHING TIMBERLAND”

To view this property contact me.



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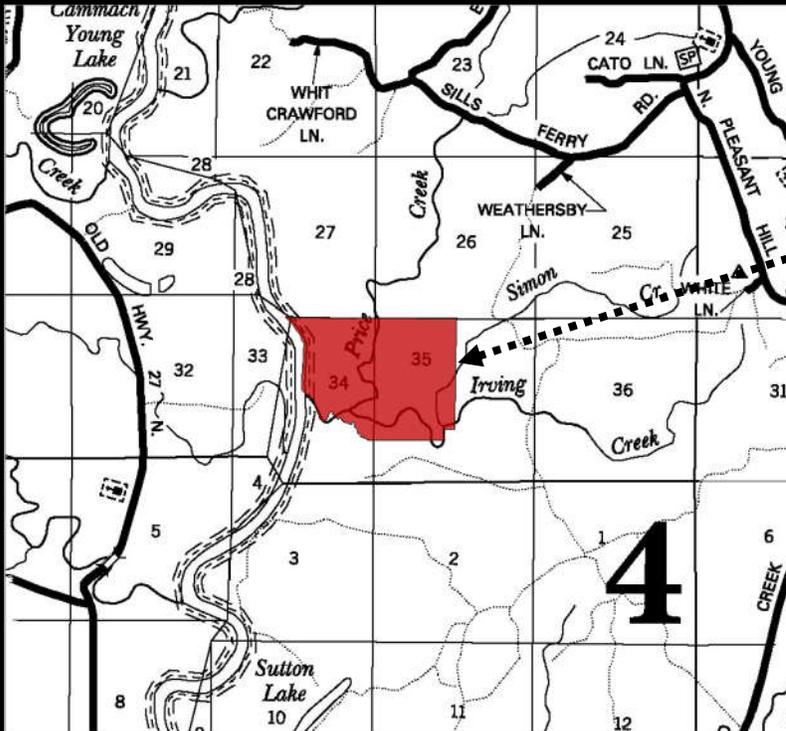
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Mailing Address Line 2

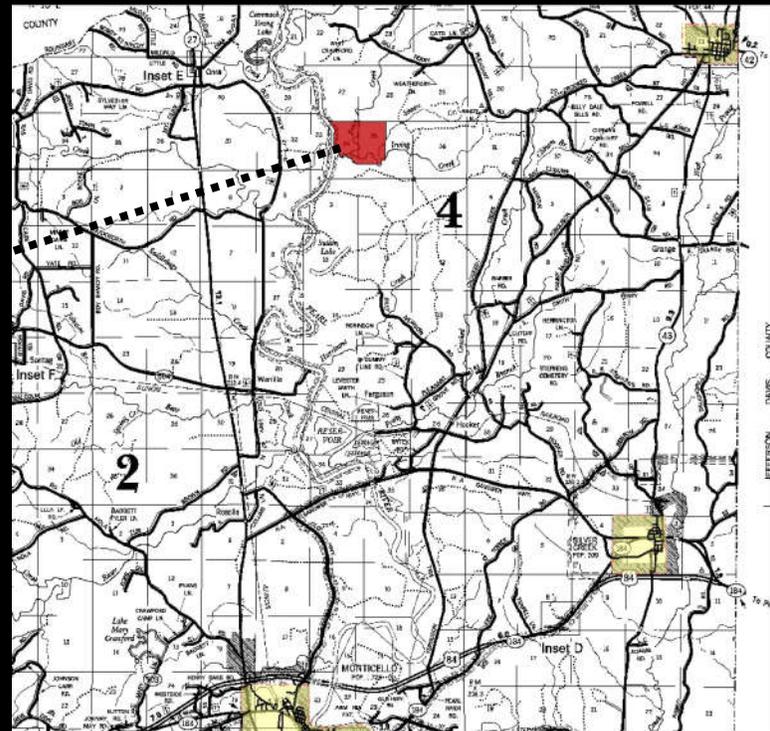
Mailing Address Line 3

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, access, 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.