

"Franklin 30"

Section 7 & 9, T6N, R2E
Franklin County, MS



Mark Dale Forester/Broker

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

For Sale
30± Acres
\$136,947.00

Located on John Chambers Road just outside Roxie in Franklin County, this thirty-acre tract offers the kind of privacy and elbow room that's getting harder to find. If you want a place to hunt right out the back door, with a little branch running through the woods and public land only a short drive away—Homochitto National Forest, Caston Creek and Sandy Creek WMAs, Natchez State Park, and Lake Okhissa—then look no farther. The land is rolling timberland with a thick mixed stand already on it and soils that grow trees well. Come walk it and see what it feels like.

Quick Facts

Sales Price: \$136,947.00

Tract Acreage: ±30

Tract Location-

Legal: (S7) SW4 Lot 8 & (S9) S2 NE4 SE4, Sec. 7 & 9, T6N, R2E, Franklin County, MS

Address: 0 John Chambers Rd, Roxie, MS 39661

Lat: 31.511893

Long: -91.028343

Paved Road Frontage: 1452'

Utilities-

Water: None

Electric: Entergy, 2500' from tract.

Ad Valorem Taxes: 2025 - \$98.63

Topography: Rolling

Zoning: Rural/Timberland

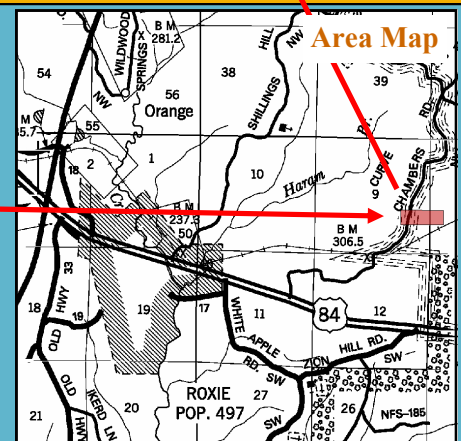
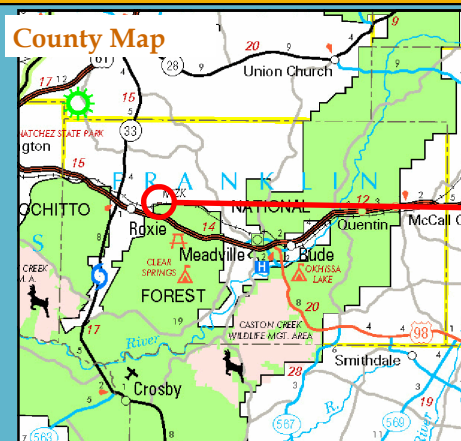
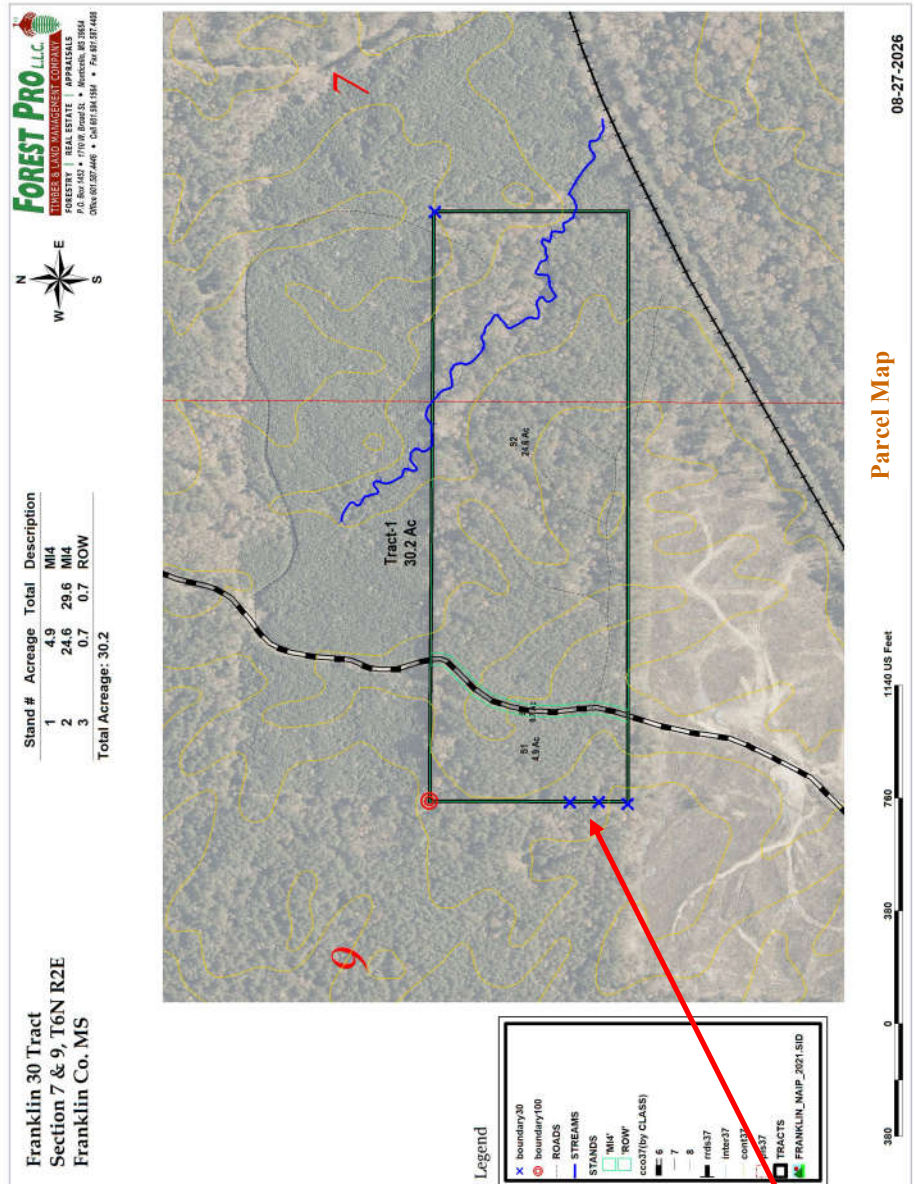
Fema Flood Zone: X-Not in Flood Zone

History: Timberland

Mineral Rights: None, Reserved

Driving Directions: From Hwy 33/84 interchange, go East on Hwy. 84, 2.3 mi. Turn North (⬆) on John Chambers Rd for 1.8 mi. to tract.

Disclaimer: Mark E. Dale is the exclusive agent for this transaction. Neither Sellers 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.



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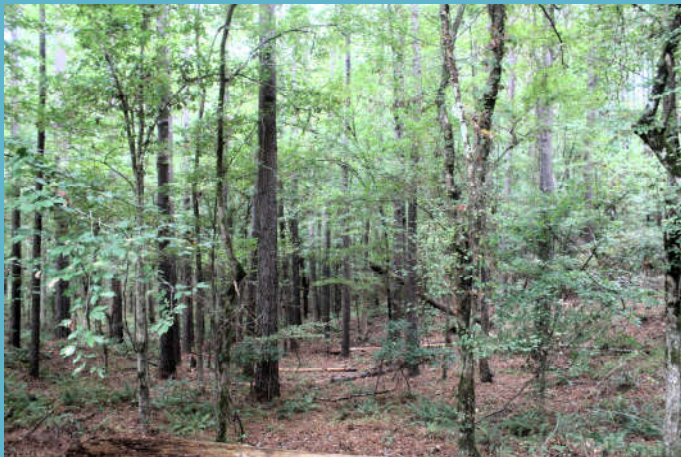
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View South of John Chambers Road



Aerial View North of John Chambers Road



View East of Pine/Hardwood Stand.



View SE of Hardwood Bottom.

MORE INFO:

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? No

Sub-dividable?: No

How to view the property: By appointment or by signing release form (<https://tinyurl.com/22vhbeak>)

Streams: Small Branch, 1196' frontage,

Soils: Name, % Area, Site Index⁵⁰

Gillsburg Silt Loam 0-2%, 12.6%, 90'

Loring Silt Loam 5-8%, 12.6%, 85'

Smithdale Sandy Loam 15-40%, 74.8%, 86'

Timber: 29.6 acres, Mixed Intermediate, Very High Density.

August 2026 Timber Cruise Information

Pine	Tons
Sawtimber	1,471.4
Poles	154.7
Chip-N-Saw	1,040.0
Pulpwood	691.5
Hardwood	
Pulpwood	449.0
Sawtimber	79.6
Total	3,886.2

(More detailed cruise reports available upon request)