

FOR SALE, ±96 ACRES

“County Line Tract”

A RECREATION AND CREEK FRONTAGE PROPERTY

*A chance to own
property along the
Silver Creek.*

Property Amenities

“The County Line Tract” at 96± acres, is a recreational property that has many of the features buyers desire. It features an abundance of footage along Silver Creek and paved road frontage on Hardy Williams Road. It also has electric utilities available if a camp or country home is desired.

Recreation

There are several small food plots on the property along with an electrical easement that can be used for deer hunting. There is also merchantable timber in place that can be managed for an investment or cut immediately to reduce the overall cost of the property giving the owner the op-

portunity to custom design their own hunting property. Other recreational opportunities include camping, and ATV riding on the properties trails. Give us a call to view this creek frontage property.



View along Silver Creek (middle prong).

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Property Information:

Sales Price: \$187,200 (\$1,950/ ac)

Tract Acreage: Deeded 94.5±, Mapped 95.7±, Taxed 96±,

Tract Location-

Legal: Lots 8 & 9, East of Creek in Section 11, S2 of Lot 4 West of Road & Lot 5 West of Road in Section 12, T9N, R20W, Simpson County, MS

Address: 328 Hardy Williams Rd

Lat: 31°45' 54.9" N

Long: 89°58' 15.1" W

Paved Road Frontage: 2,587'

Interior Roads: 4,415' Dirt

Utilities-

Water: Unknown

Electric: Southern Pine EPA

Topography: Slightly rolling to Level approaching creek.

Zoning: Rural, Timberland

Ad Valorem Taxes: 2014 - \$251.91

FEMA Flood Zone: Portions lie (52%) within flood zone A, the 100 year flood zone.

History: Timberland

Mineral Rights: Any Owned.

Streams: Middle Prong of Silver Creek-2554' frontage,

Soils: Symbol- Name- % Area, **Pine Site Index**

Bm-Bibb & Mantachie- 0.3%, **99**

OrB-Ora 2-5% slope- 11.3%, **86**

OrC-Ora 5-8% slope- 25.0%, **86**

Jn-Jena soils- 0.1%, **100**

Ro-Rosebloom- 0.5%, **100**

Je-Jena fine sandy loam-31.7%, **100**

Kr-Kirkville Fine Sandy loam-1.9%, **100**

Ma-Mantachie loam- 5.6%, **98**

SdD2-Smithdale -23.2%, **86**

SL-Smitdale-Lucy-0.3%, **83**

Driving Directions: From Hwy 43/ Hwy 42 intersection in New Hebron (Regions Bank), drive North on Hwy 43 1.6 miles to Ned Riley Rd. Turn Northeast (↻) on Ned Riley for 0.7 miles to county line. The road name changes to Hardy Williams, at the county line. The tract is on the left (↻).

Estimated Driving Times to Tract:

New Orleans: 174mi, 2hr 44 min

Baton Rouge: 160mi, 2hr 37 min

Jackson: 49 mi, 57 min

Hattiesburg: 64 mi, 1hr 13 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? No

How to view the property: You can schedule a site visit by contacting me at (O) 601.587.4446 or (M) 601.594.1564 to set up a time. OR If you would like to visit the site on your own we request that you fill out a Temporary Access Permit at (http://www.theforestpro.com/pdf/doc_1208180549.pdf) and fax it back to (601) 587-4406.

Timber: Type-Acres-Age

Hardwood Pulpwood Medium Density - 47.9ac - 18yrs

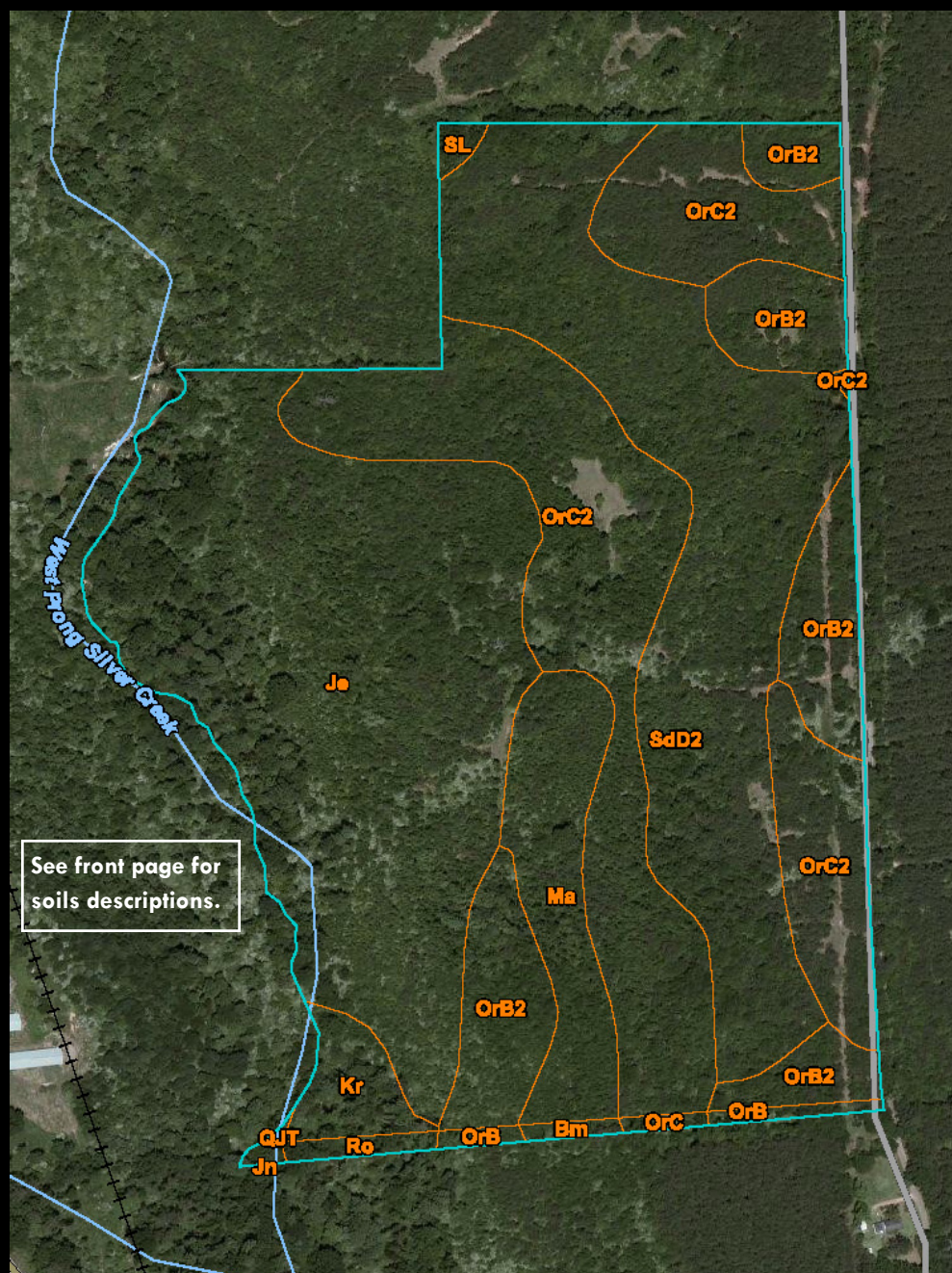
Hardwood Sawtimber Medium Density - 9.8ac- 50+yrs

Mixed Pulpwood Medium Density - 19.8ac- 18yrs

Pine Pulpwood High Density - 16.2ac- 18yrs

Open- 2.0 ac, Power line & food plots.

Timber Cruise- No timber cruise information is currently available for this property but you may order one from the forester of your choice if so desired. We can assist you in locating a forester if you don't currently have one.



View of Pine Timber



View of Food Plot



View along Power line



View of Creek



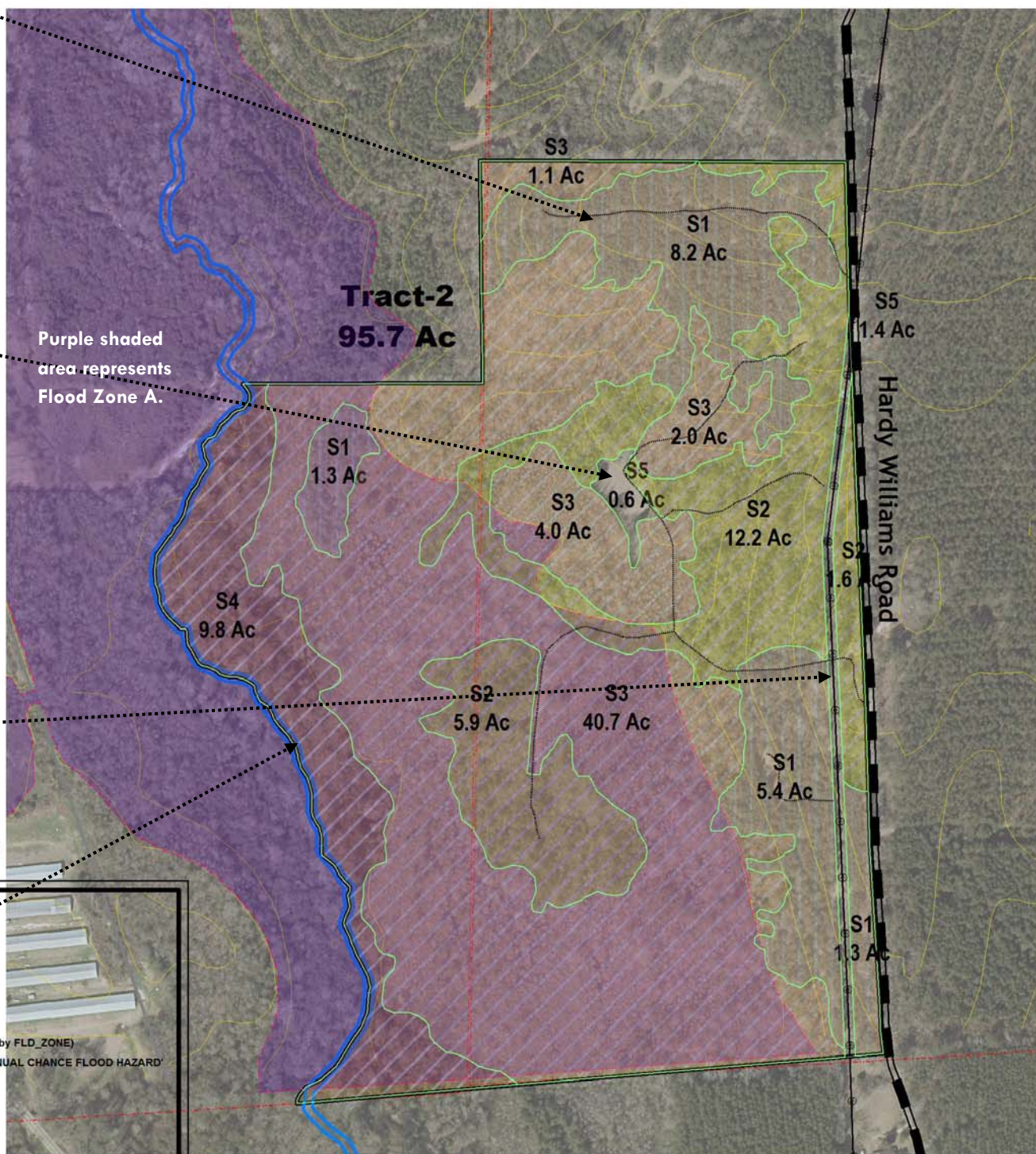
View of Hardy Williams Rd



Large Swamp Chestnut Oak

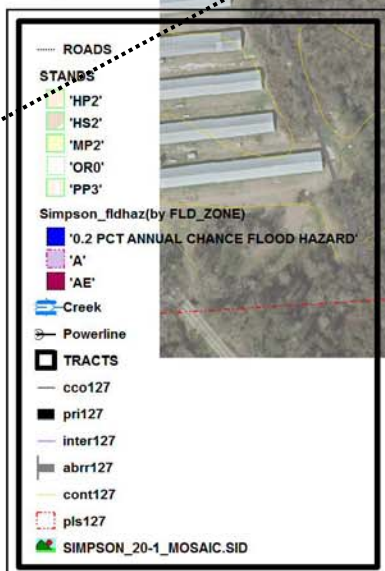
County Line Tract
 2013 Natural Color Photo
 Sections 11 & 12, T9N. R20W
 Simpson Co. MS

DESCRIPTION	Stand #	Acreage	Total	Description
HP2	3	47.9	47.9	HP2
HS2	4	9.8	9.8	HS2
MP2	2	19.8	19.8	MP2
OR0	5	2.0	2.0	OR0
PP3	1	16.2	16.2	PP3
Total Acreage: 95.7				



Purple shaded
 area represents
 Flood Zone A.

Legend





To view this property contact me.



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

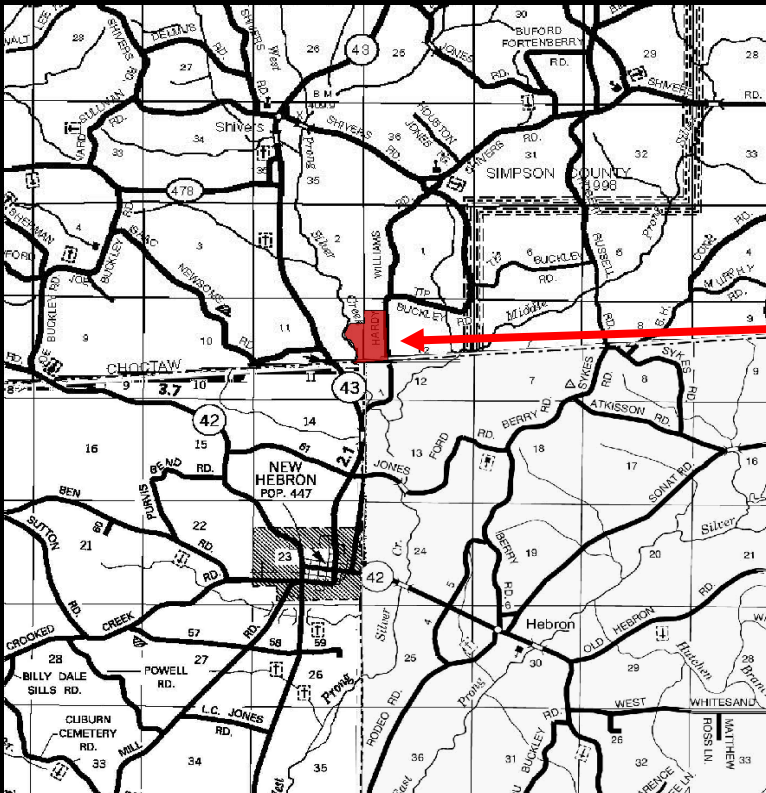
Mailing Address Line 1

Mailing Address Line 2

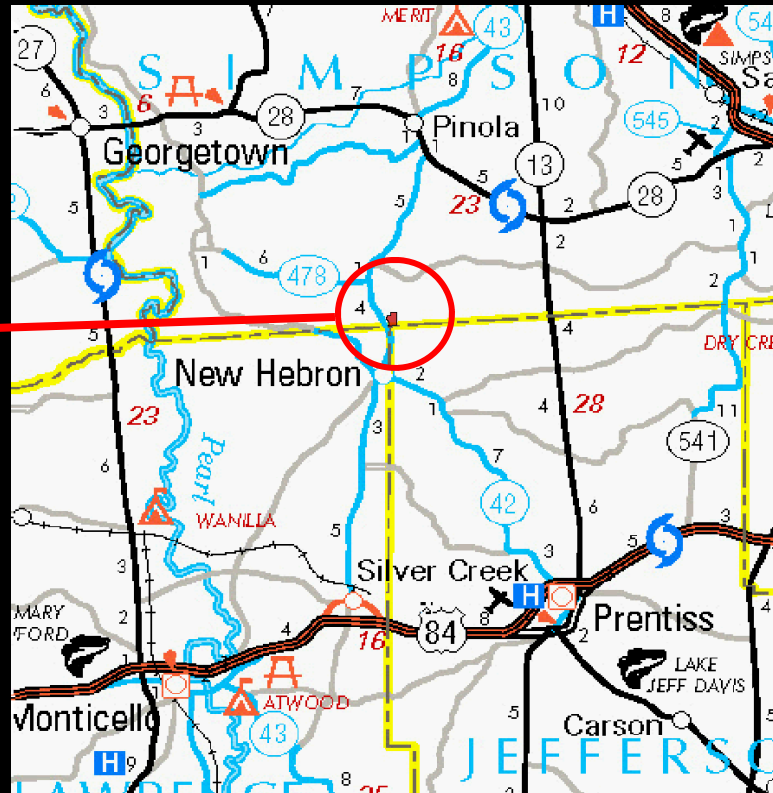
Mailing Address Line 3

Mailing Address Line 4

Mailing Address Line 5



Area Location Map



County Location Map

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