

INVESTMENT
GRADE FOR THE ECOLOGICALLY
MINDED

FOR SALE, ±82 ACRES

“Longleaf Reserve”

A LONGLEAF PINE PROPERTY

*Another Superior,
Investment Grade
Timberland Property
in Established
Longleaf Pine*

Property Amenities

“The Longleaf Reserve Tract” at 82± acres, is a chance for one to purchase a tract with an established stand of Longleaf Pine, the queen of southern pines. Longleaf pine are a wildlife friendly species which are ideal for quail, fox squirrels, wild turkeys, deer and songbirds. These trees are adaptable, and more resistant to pest, fire, ice and wind. They are also economically sound and highly valued for their straight, dense, and rot resistant wood products. From utility poles to pine straw, longleaf offers a landowner a variety of profitable and flexible marketing options.

The adjoining company land has been recently harvested, which will be sure to hold excellent bedding cover for deer for years to come.



View from Longleaf Stand

For the buyer looking for a property with a tree that has better wildlife qualities and the potential to have intermediate cash flow potential without all the hassle of establishing this species, this is the property for you.

Pages 2 - Pictures & Maps.
Page 3 - Tract Map
Page 4 - Location Maps.

Just the Facts:

Sales Price: \$225,000
Tract Acreage: Deeded 100 ac, Mapped 81.4 ac, Taxed 86.05 ac.
Tract Location:
Legal: SE4 SW4 N of RD & SW4 SE4, Sec. 28; NE4 NW4 & NW4 NE4, both N of RD, Sec. 32; T8N, R10E, Lawrence County, MS
Address: 133 Buford Chance Rd, Sontag, MS 39655
Lat: 31.6277222 N
Long: -90.220889 W

FEMA Flood Zone: No areas lie within flood zone A, the 100 year flood zone. MAP # 2802720075B
History: Timberland
Mineral Rights: Any owned
Streams: Intermittent Stream, 2090'

Estimated Driving Times to Tract:
New Orleans: 149 mi, 2hr 20 min
Baton Rouge: 157 mi, 2hr 12 min
Jackson: 64 mi, 1hr 9 min
Hattiesburg: 71 mi, 1hr 19min

Paved Road Frontage: 3095' on Buford Chance Road & 465 on Nola Road

Soils: **Symbol, Name, % Area, Lab. Site Index**
CFE, Cadeville-Freestone, hilly, **25.4%, 85**
CgC, Cadeville & Falkner 4-8%, **49.0%, 83**
Je, Jena Fine Sandy Loam, **4.1%, 90**
PrB, Providence Silt Loam 2-5%, **8.7%, 87**
PrC, Providence Silt Loam 5-8%, **12.8%, 87**

Species Available for Hunting:
White-tailed Deer Wild Turkey
Squirrel Rabbit
Quail

Interior Roads: 2173' Dirt/Gravel; 6,824 Firelanes

Driving Directions: From Hwy 27/ Hwy 84 interchange, drive North on Hwy 27 for 0.4 miles to Nola Road. Turn NW (⤵) on Nola Rd. and go 4.1 miles to Rankin Road. Turn NW (⤵) on Rankin Road and go 1.9 miles to Buford Chance Road & turn W (⤵) on Buford Chance and go 0.8 miles to tract on N side of road.

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.

Utilities:
Water: None
Electric: Southern Pine EPA

Medium of Exchange: Cash and occupancy on closing.
Owner Financing Available? No

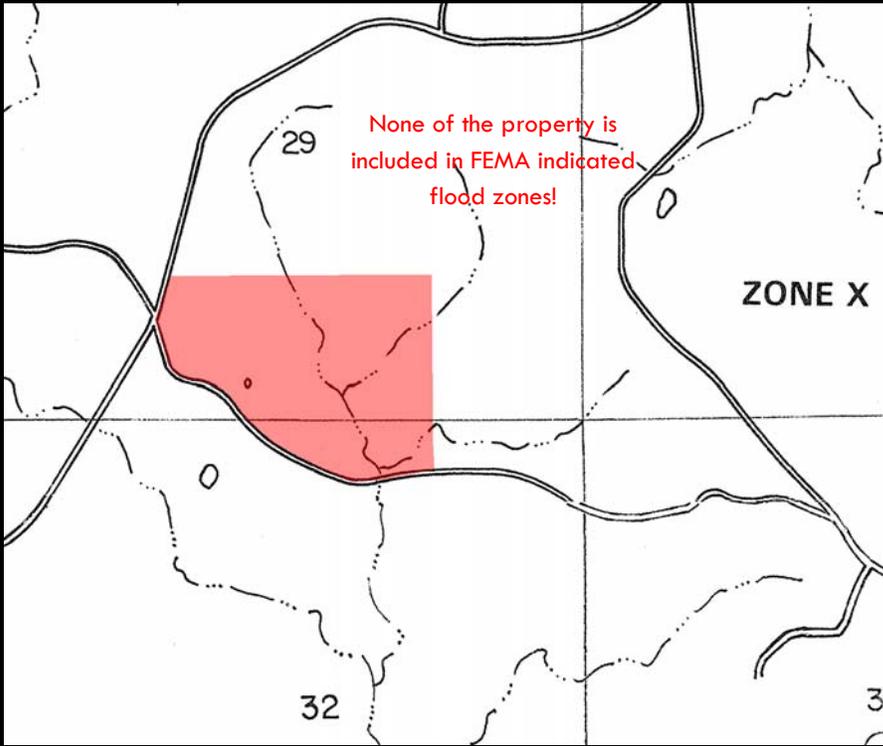
Timber: Stand#(Symbol)-Type-Acres-Age
1 (PP2)-Pine Pulpwood Med. Density-**74.5 ac**-13yrs (2004)
2 (M11)-Mixed Intermediate Low Density-**7.0 ac.**-25yrs (1992)

Topography: Rolling Hills
Zoning: Rural, Timberland
Ad Valorem Taxes: 2016 - \$298.50

Sub-dividable?: No, Sold in it's entirety.

2017 Timber Cruise Volumes & Value
No timber cruise volumes available

Supplemental Maps
FEMA Flood Zone Map

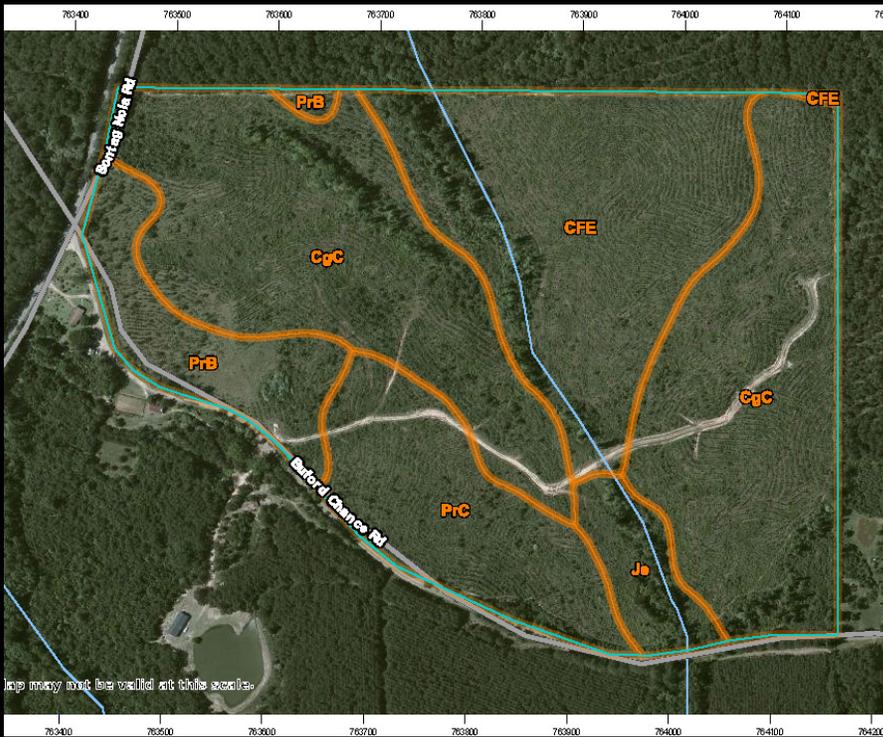


View along Nola Road



View of Entrance

Soils Map



View along Hardwood Stand



View of Stream



View of Longleaf



View of NE Corner

LONGLEAF RESERVE

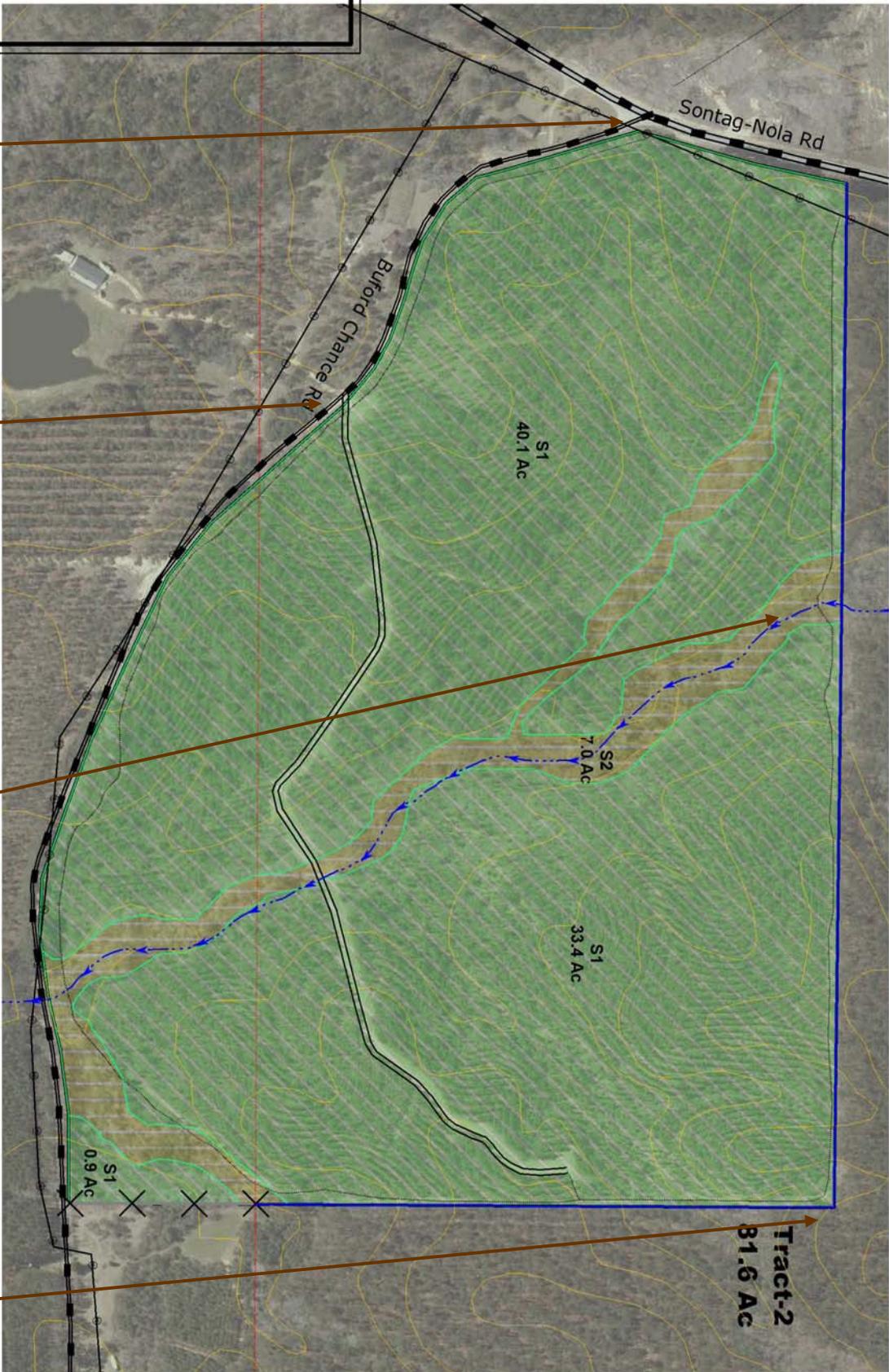
TRACT MAP WITH 2013 AERIAL PHOTO
 SECTIONS 28 & 32, T8N, R10E
 LAWRENCE CO. MS

DESCRIPTION	Stand #	Acreage	Total	Description
M11	2	7.0	7.0	M11
PP2	1	74.5	74.5	PP2
Total Acreage:		81.6		



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Tract-2
81.6 Ac



LEGEND

- BluePaint
- Fence
- STREAMS
- POWER LINES
- ccot77(by CLASS)
- 6
- 7
- 8
- perent77
- cont77
- STANDS
- M11'
- PP2'
- TRACTS
- plst77
- LAWRENCE_20-1_MOSAIC.SID

Scale = 1 : 350.00 (In : US Feet)



04-18-2017



“WE KNOW TIMBERLAND”

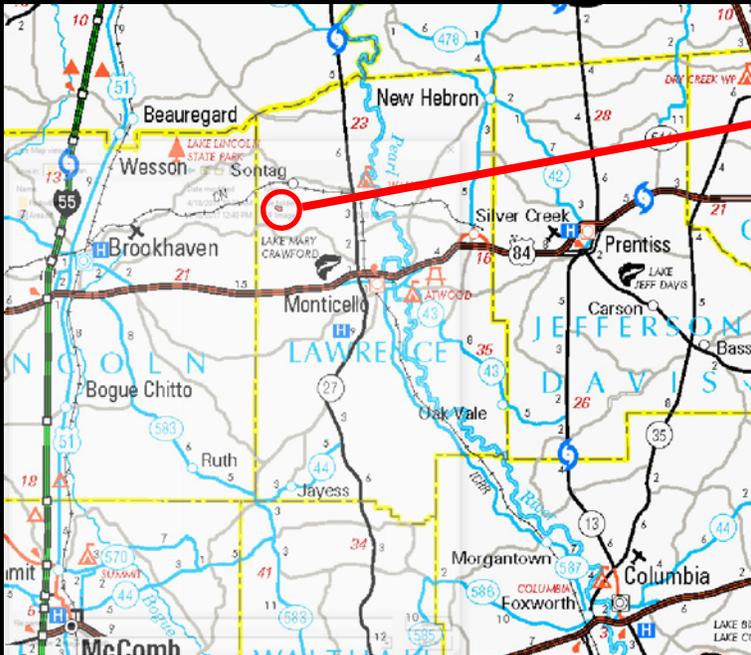
To view this property contact me.



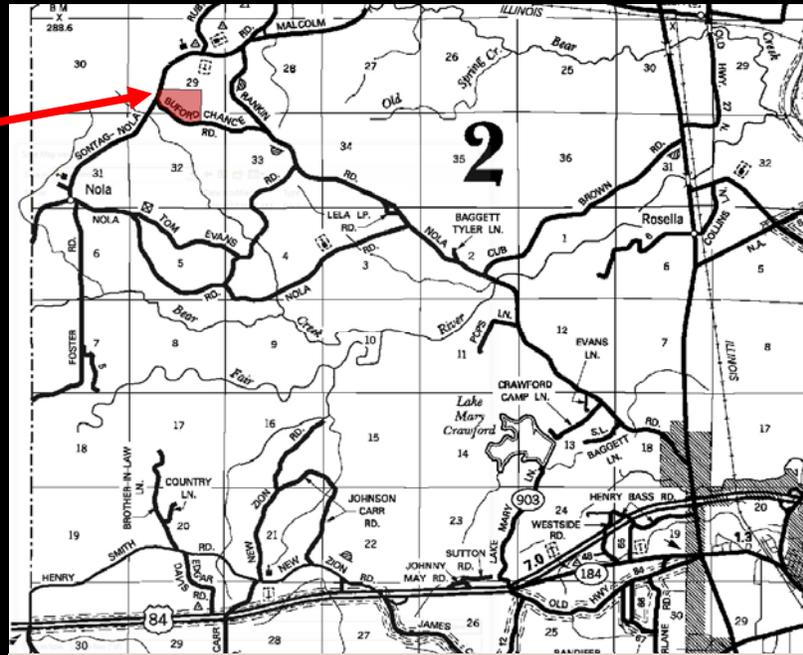
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Mailing Address

Were on the Web!
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Area Location Map



County Location Map

Disclaimer: Mark E. Dale is the exclusive agent for this transaction. Neither Seller, Timberland Sales LLC, 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.