

FOR SALE, ±425 ACRES

“Pearl River Overlook Tract”

A UNIQUE RECREATION AND TIMBERLAND PROPERTY

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

Property Amenities

“The Pearl River Overlook Tract” at 425± acres, is truly a rare jewel among river properties. Located on the high side of the river overlooking the bottoms, this rolling property also features the convergence of four different creeks and branches. This is the first time this property has been on the market as it has been family owned for generations.

Recreation

The hills on this property makes the property feel much larger than it's 425 acre size. Numerous streams and drainages make water plentiful. Each of the stream draws are loaded with mature White Oaks and Magnolias lending to wildlife food and natural beauty. The crest of the hills have a dense stand of natural regeneration which provides plenty of cover for critters. Crossing thru the center of the property is a gas pipeline ripe with food plot potential. For the duck hunter there is an ample river access as well as a oxbow slew in the Northwest part of the tract. Whitetail Deer and Wild Turkey

abound on this property. Of coarse other recreational opportunities include fishing, camping, and ATV riding on the properties trails or on the sandbars along the Pearl River.

Give us a call for a guided tour.



Prices Creek, one of many creeks on the property.

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: **\$722,075** or
\$1,699/ac

Tract Acreage: Mapped 425 ±,
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: 2012 -
\$1,163.21

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 ⁵⁰

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

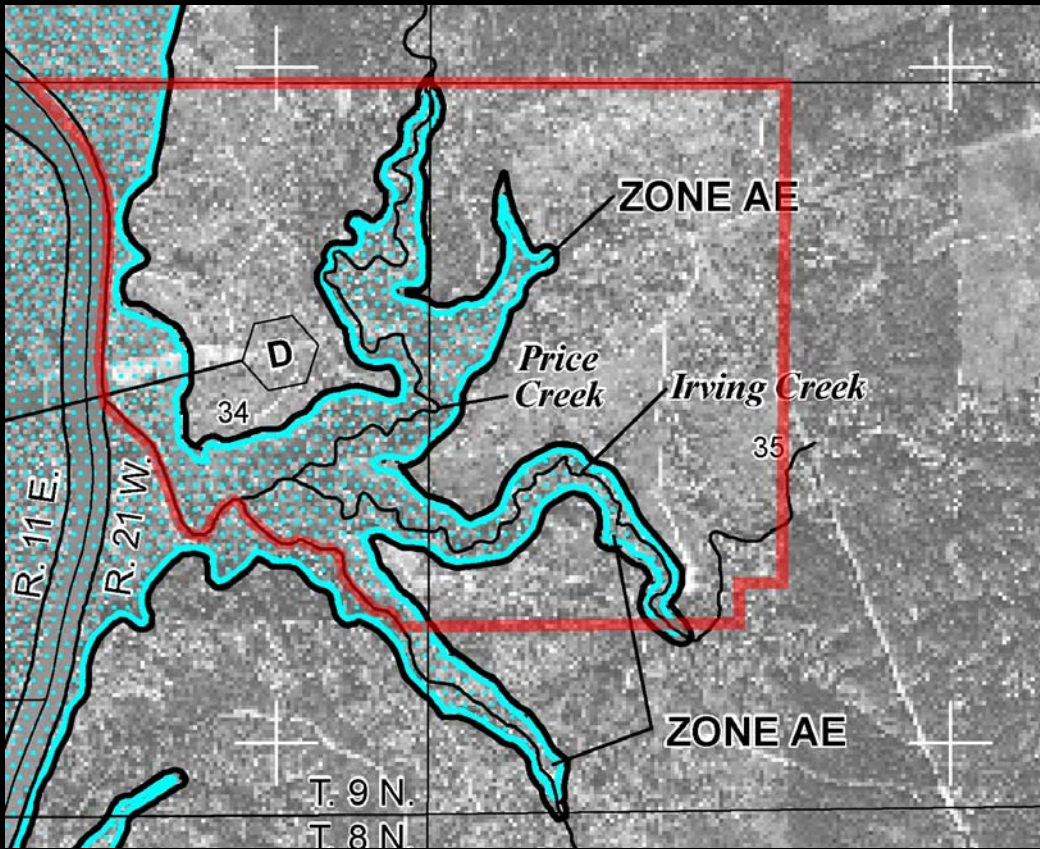
Hardwood Regeneration Med. Density-117.3 ac.=11yrs
Hardwood Sawtimber Med. Density-14.9 ac.-52+yrs
Pine Pulpwood Med. Density-25.3 ac.- ~42yrs
Pine Regeneration Med. Density-30.9 ac.- =11yrs
Mixed Intermediate Med. Density-69.3 ac.- 31yrs
Mixed Intermediate Low Density-61.5 ac.- 31yrs
Mixed Pulpwood Low Density-3.6 ac.- 31yrs
Mixed Regeneration. Med. Density-85.9 ac.- 11yrs
Open- 16.5 ac

Timber Cruise Volumes & Value

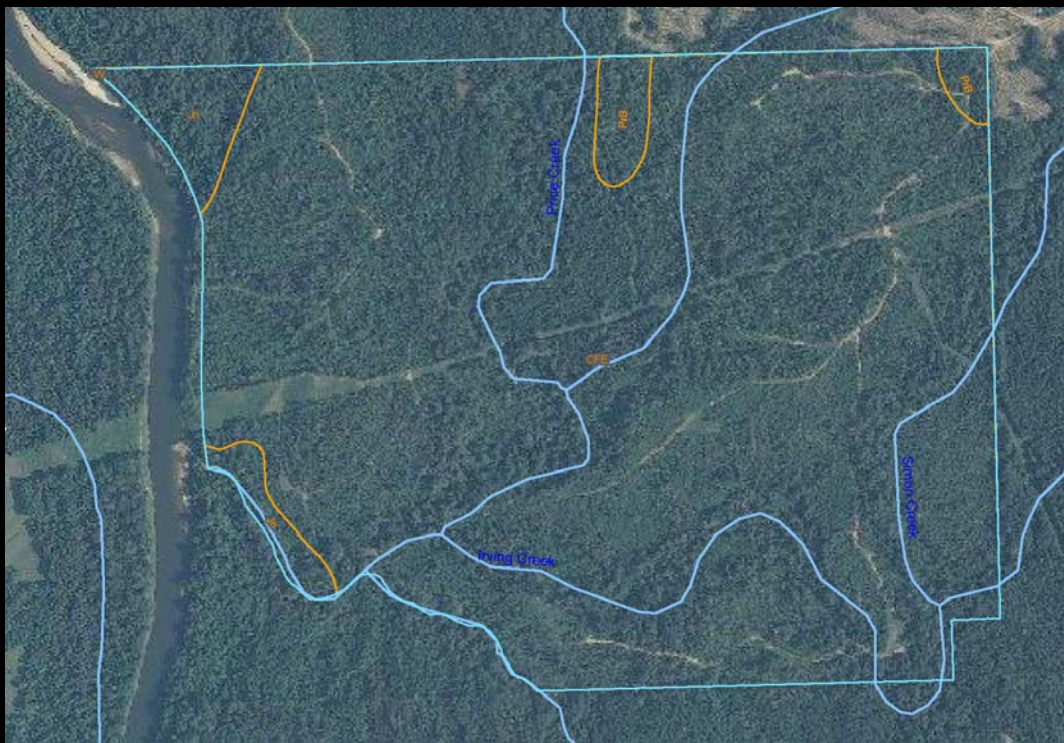
*No timber cruise volumes available for this sale.

Access: The property is accessed across Weyerhaeuser company lands
and thru other private landowners. This has been the case for an ex-
tended period of years and although there is no written easement con-
tained within the deed's legal description, access is considered
“Easement by prescription”. Although the landowners access has never
been contested, potential buyers should consult an attorney should they
have any questions about their legal rights to access the property.

Supplemental Maps
FEMA Flood Zone Map



Soils Map



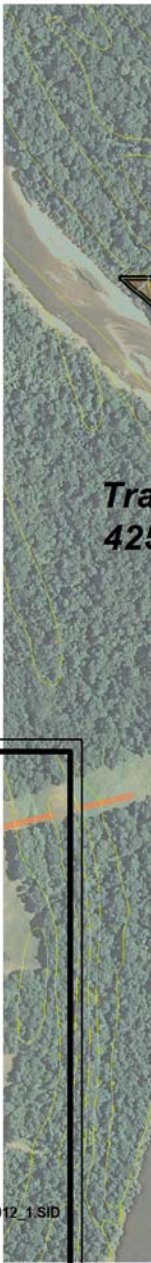
Lawrence County, Mississippi (MS077)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CFE	Cadeville-Freestone association, hilly (cadeville-freest)	393.7	94.3%
Jn	Jena soils, frequently flooded	15.3	3.7%
PrB	Providence silt loam, 2 to 5 percent slopes	8.3	2.0%
W	Water	0.0	0.0%
Totals for Area of Interest		417.3	100.0%



View of Price Creek

Pearl River Overlook
2012 Photo
Sections 34 & 35, T8N, R21W
Lawrence Co. MS



Legend

- Monument
- ROADS
- STREAMS
- cont77
- gasp77
- STANDS
- 'HR2'
- 'HS2'
- 'MI1'
- 'MI2'
- 'MP1'
- 'MR2'
- 'MS2'
- 'OR0'
- 'PI2'
- 'PP2'
- 'PR2'
- TRACTS
- ▲ ORTHO_1-1_1N_S_MS077_2012_1.SID



View of Duck Slew



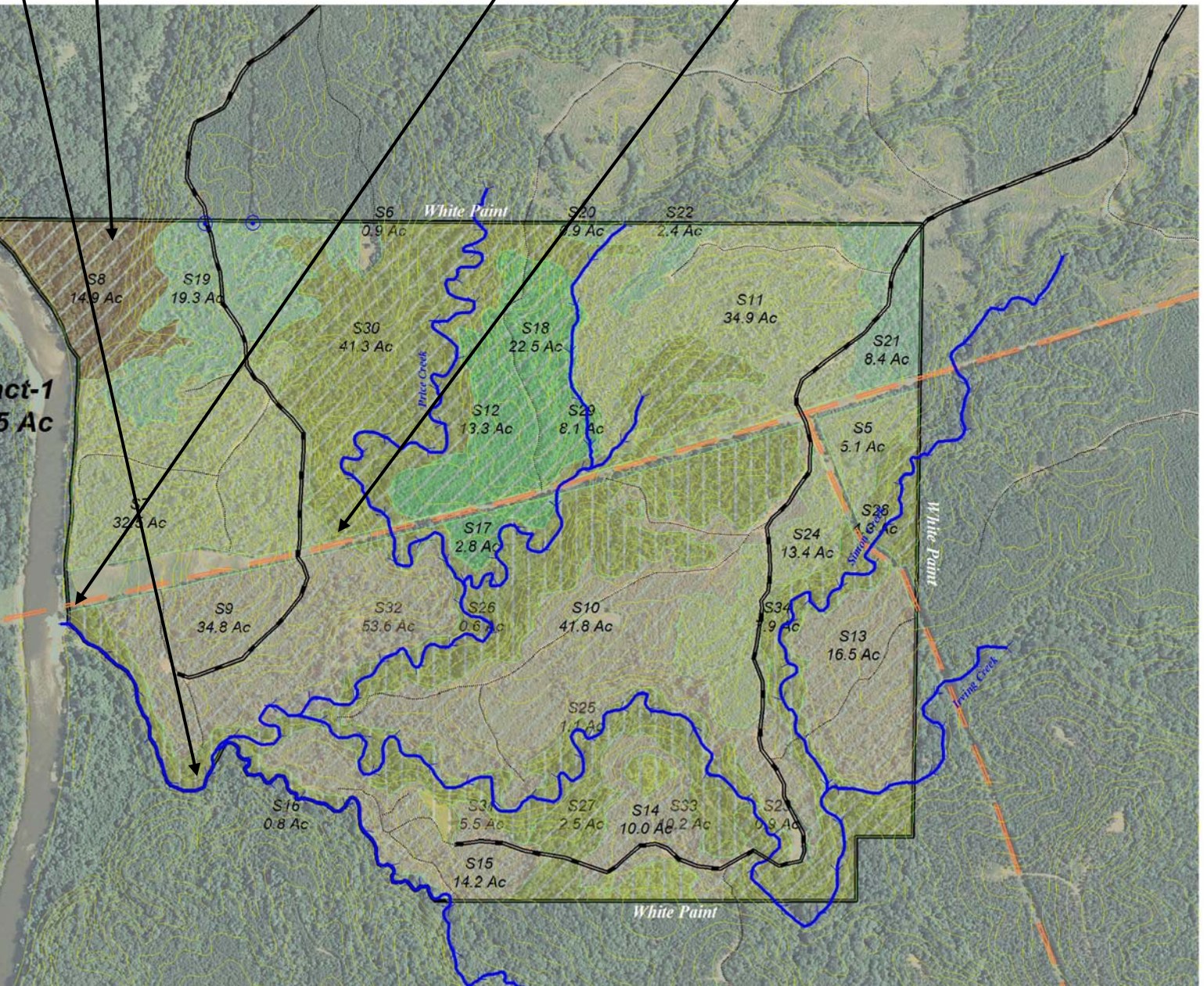
View of Pearl River



View along Pipeline



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05-01-2013

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“EVERYTHING TIMBERLAND”

To view this property contact me.



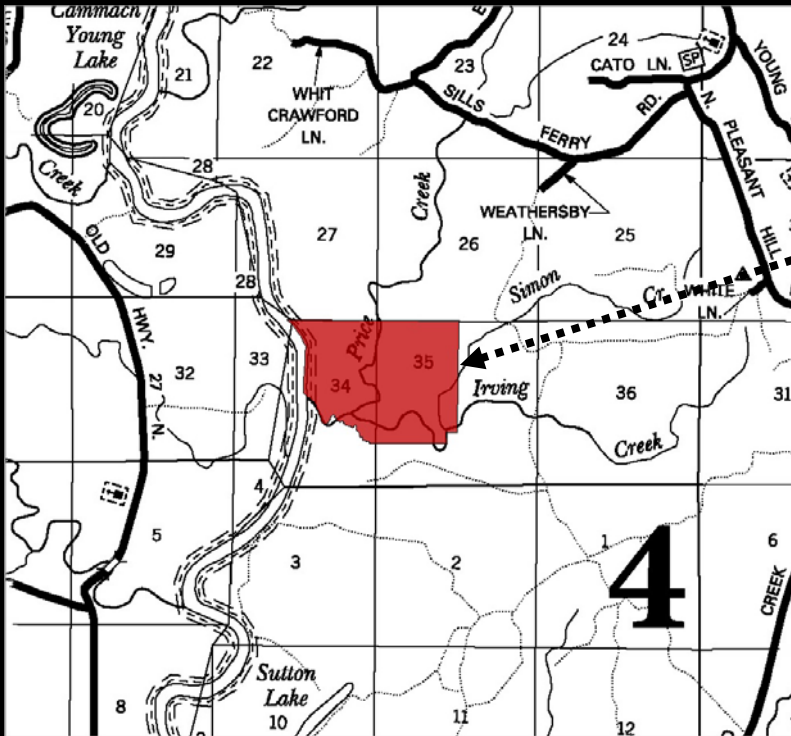
Mark E. Dale
 Forester/Broker/Appraiser
 Email: theforestpro@bellsouth.net

Were on the Web!
[Www.theforestpro.com](http://www.theforestpro.com)

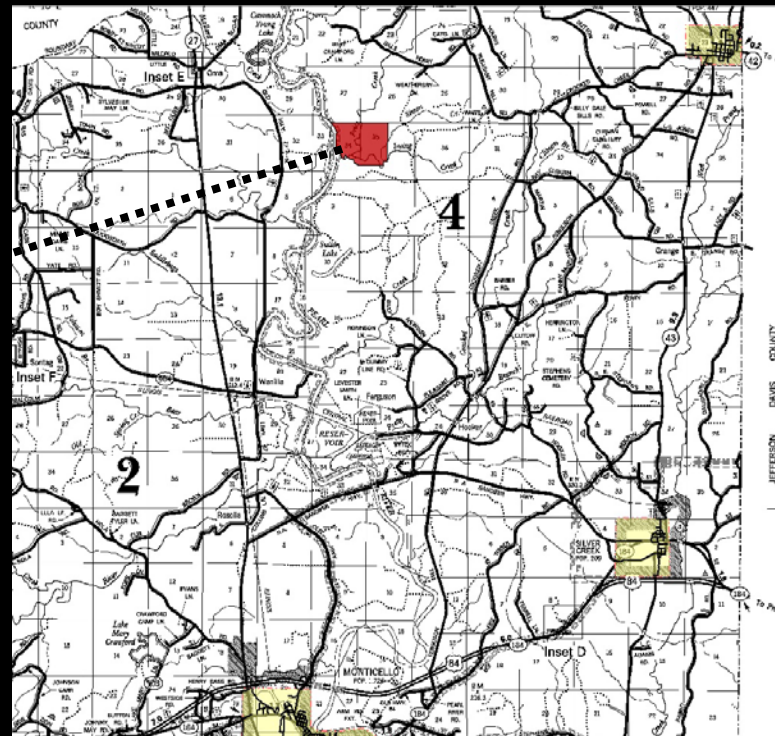
Member of:



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, 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.