

FOR SALE, ±160ACRES

“Baughman Road Tract”

A RECREATION AND TIMBERLAND PROPERTY

*A chance to get away
from civilization only
an hour and a half
from New Orleans.*

Property Amenities

“The Baughman Road Tract” at 160.85± acres, is just the property the sportsman who is also a savvy investor is looking for.

The majority of the property is currently planted in one year old, 2nd generation containerized loblolly pine. Hunters know that some of the best hunting opportunities occur looking over a 2-3 year old pine plantation. The trees are still young enough that it will take little time to clear some food plots wherever you may like. Whitetail Deer and Wild Turkey abound on this property and have been subject to very light hunting pressure for the past several years.

The savvy investor realizes the fast growth potential of this professionally planted stand of trees will yield an attractive investment for the future.

Other recreational opportunities include fishing in the pond located on the property, camping in the 1840 sqft camp-house, and ATV riding on the properties trails.



View of Pond on the property

Pages 2 & 5 - Pictures & Maps.

Page 3 & 4 - Camp Info & Pics

Page 6 - Location Maps.

Just the Facts:

Sales Price: \$417,600

Tract Acreage: Deeded 160.85 ac, Mapped 160.9 ac, Taxed 160 ac.

Tract Location-

Legal: E2 SW4, W2 SE4, S20, T2N, R17W, Pearl River County, MS + 35' Easement

Address: 198 Baughman Road, Poplarville, MS 39470

Lat: 30.8590558 N

Long: -89.723642 W

Paved Road Frontage: 35' wide & 2845' long easement to tract.

Interior Roads: 9724' Dirt/Gravel

Utilities-

Water: Well onsite

Electric: Coast EPA

Topography: Rolling Hills

Zoning: Rural, Timberland

Ad Valorem Taxes: 2016 - \$2,322.73

FEMA Flood Zone: No areas lie within flood zone AE, the 100 year flood zone. MAP # 28109C0255F

History: Timberland

Mineral Rights: Any owned

Streams: None

Soils: Symbol, Name, % Area, Lob. Site Index

MaB, Malbis fine Sandy Loam 2-5%, 0.2%, 90

MaC, Malbis fine Sandy Loam 5-8%, 0.4%, 90

MS, Mclaurin-Smithdale Series, 99.4%, 88

Driving Directions: From Hwy 26/ Hwy 43 interchange, drive North on Hwy 43 for 6.3 miles to Baughman Road. Turn East (↻) on Baughman Rd. and go 1.5 miles to gravel (easement) access road. Go SSW on gravel road for 0.5 mi. to gate.

Estimated Driving Times to Tract:

New Orleans: 82mi, 1hr 27 min

Baton Rouge: 110mi, 2hr 2 min

Jackson: 121 mi, 2hr 13 min

Hattiesburg: 55 mi, 1hr 4min

Biloxi: 79mi, 1hr 27min

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, Sold in it's entirety.

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: Stand#(Symbol)-Type-Acres-Age

1 (PR2)-Pine Regeneration Med. Density-139.8 ac-1yrs (2015)

2 (PS2)-Pine Sawtimber Med. Density-11.0 ac.-49yrs

3 (HS2)-Hardwood Sawtimber Med. Density-9.0 ac. -49+yrs

4 (H2O)-Water-1.1ac -25yr

7/14/2015 Timber Cruise Volumes & Value

Pine Top-wood	99 tons	\$6/tn	\$ 594
Pine Pulpwood	278 tons	\$10/tn	\$ 2,780
Pine Chip-N-Saw	203 tons	\$16/tn	\$ 3,248
Pine Sawtimber	414 tons	\$28/tn	\$11,592

Hardwood Pulp	466 tons	\$5/tn	\$ 2,330
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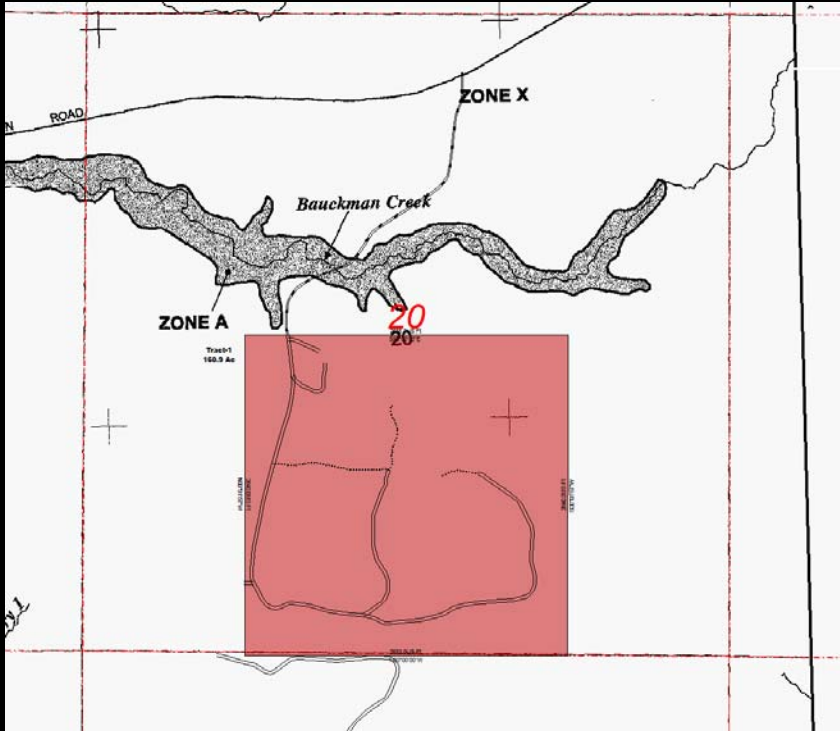
Gum Saw	6 tons	\$35/tn	\$ 210
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White Oak Saw	57 tons	\$35/tn	\$ 1,995
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Yellow Poplar Saw	9 tons	\$35/tn	\$ 315
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Total	1,532 tons		\$23,064
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Supplemental Maps
FEMA Flood Zone Map

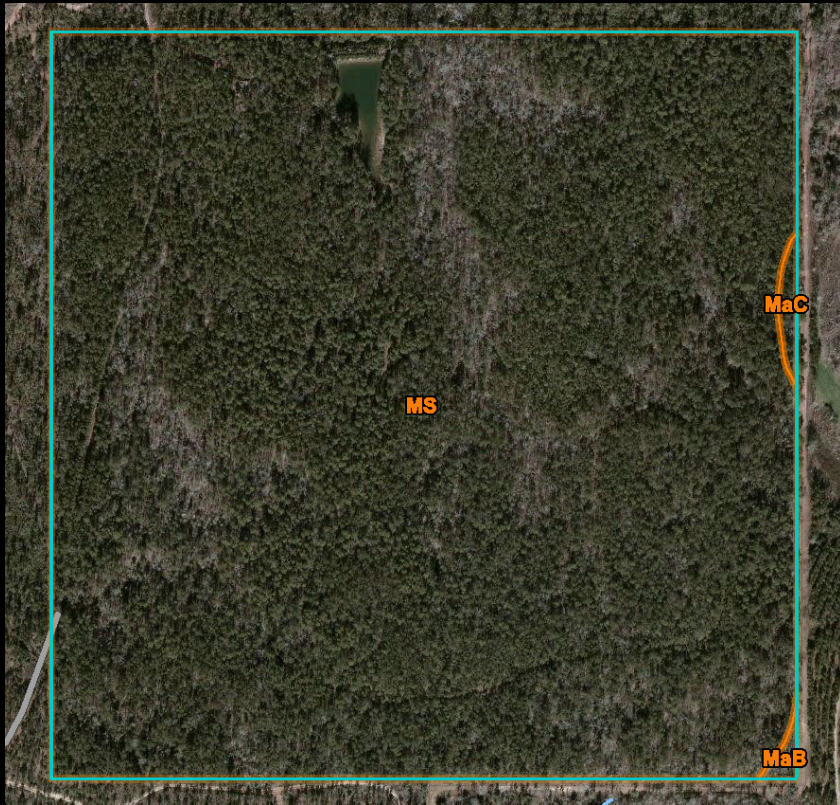


View of Entrance



View of Hardwoods

Soils Map



View Young Pine Stand



Pond



1 Yr old Planted Pines

Main Structure

Home Information:

Year Built: Approximately 2000

Gross Living Area: 1840 ft²

1st floor: 1280 ft²

2nd floor: 560 ft²

Porch Area: 448 ft²

Utilities: All Electric, Coast EPA

Water: Well

HVAC: Central Air & Heat w/ Wood Stove

Stove

Oven: Electric

Water Heater: Electric

Waste: Septic Tank

Bedrooms: 3 + Loft

Bathrooms: 1.5

Roof Type: Gable

Roof: Asphalt Shingle

Floors: Hardwood

Walls: Dry-wall

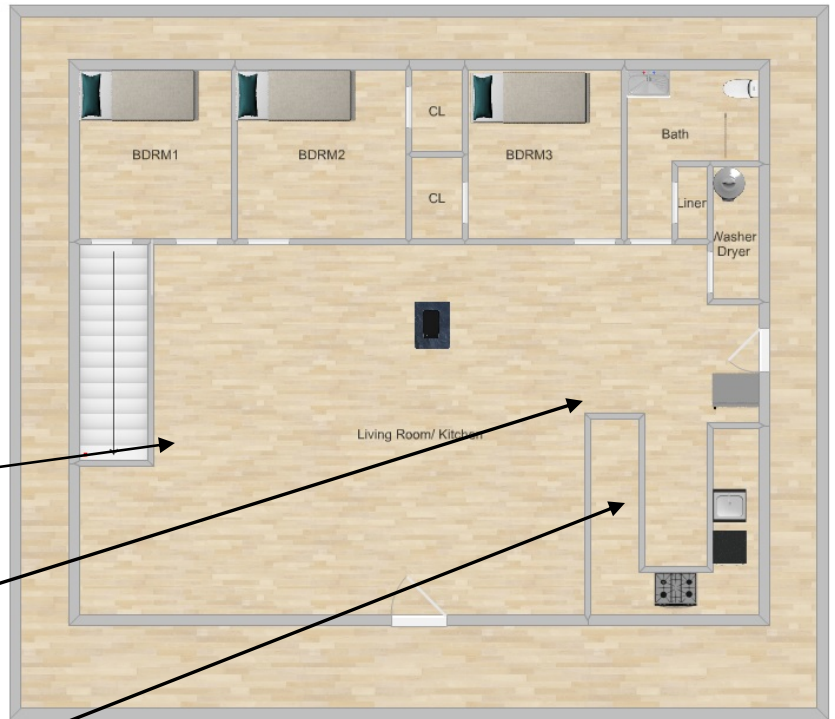
Exterior: Cedar Lap



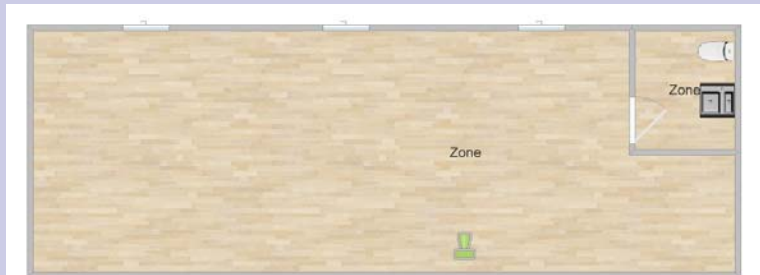
General Layout of the home.

Not to scale.

Description: Salt box with wrap around porch style home with wood panel siding, shingle roof.



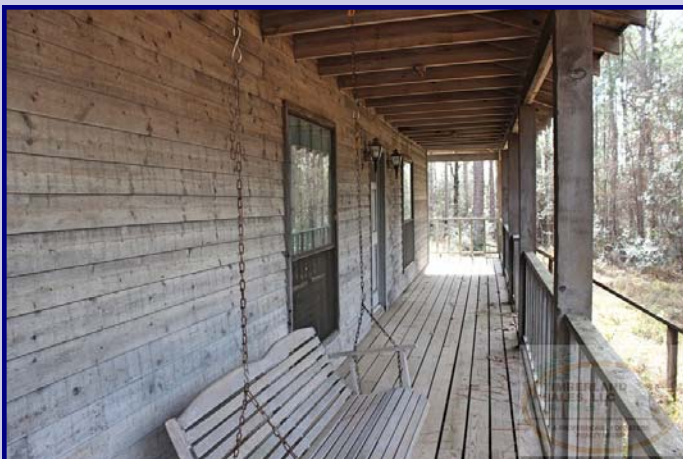
1st Floor



2nd Floor



Utility Shed
Year Built: 1999
Area: 240 ft²
Covered Porch
Roof: Metal
Electricity in place.



Baughman Road Tract

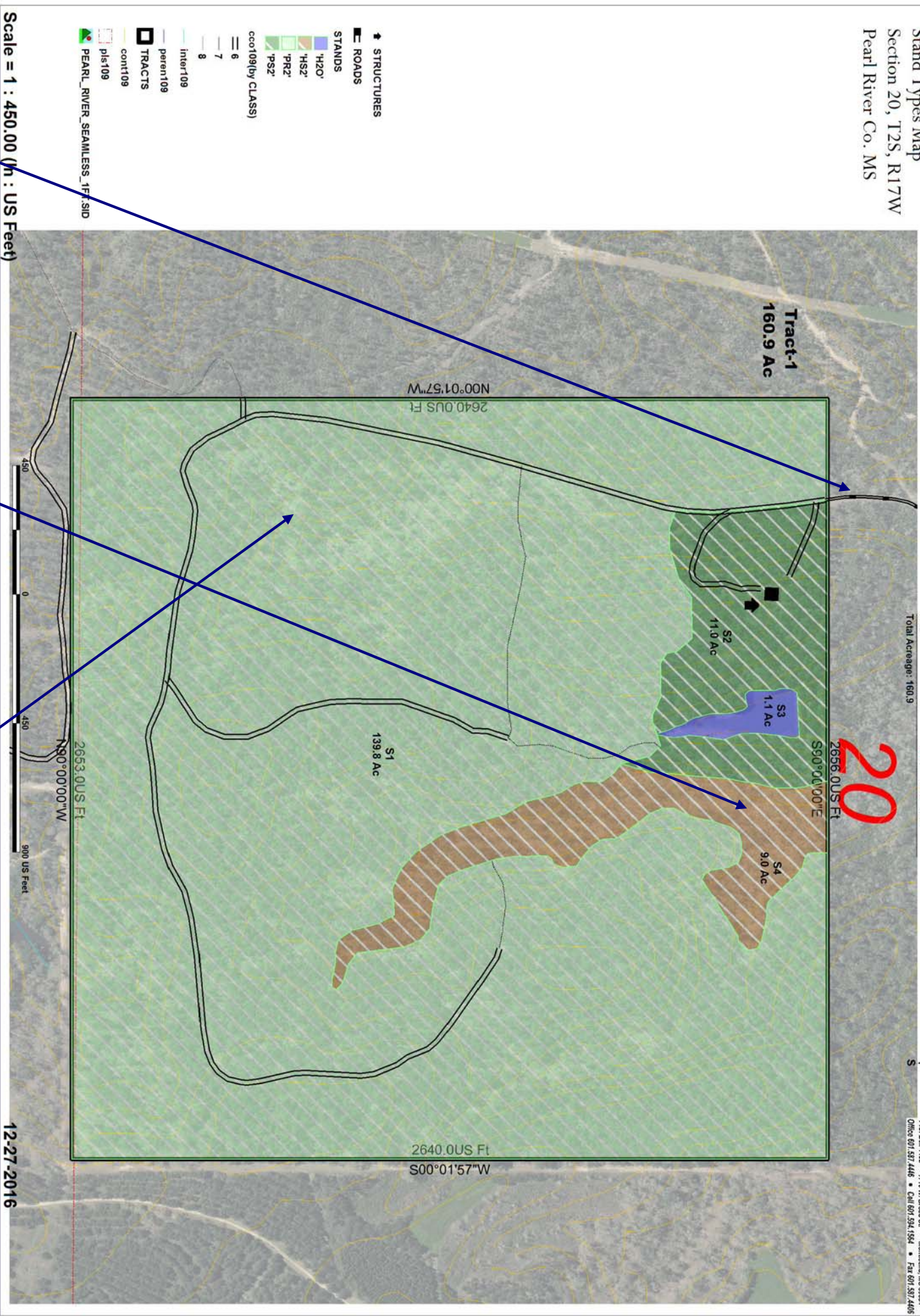
Stand Types Map
 Section 20, T2S, R17W
 Pearl River Co. MS

DESCRIPTION	Stand #	Acreage	Total	Description
H2O	3	1.1	1.1	H2O
HS2	4	9.0	9.0	HS2
PR2	1	139.8	139.8	PR2
PS2	2	11.0	11.0	PS2
Total Acreage:		160.9		

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- ↓ STRUCTURES
- ▬ ROADS
- STANDS
- 'H2O'
- 'HS2'
- 'PR2'
- 'PS2'
- ccc109(by CLASS)
- 6
- 7
- 8
- inter109
- parent109
- TRACTS
- cont109
- dis109
- PEARL_RIVER_SEAMLESS_1F.SID



“WE KNOW TIMBERLAND”

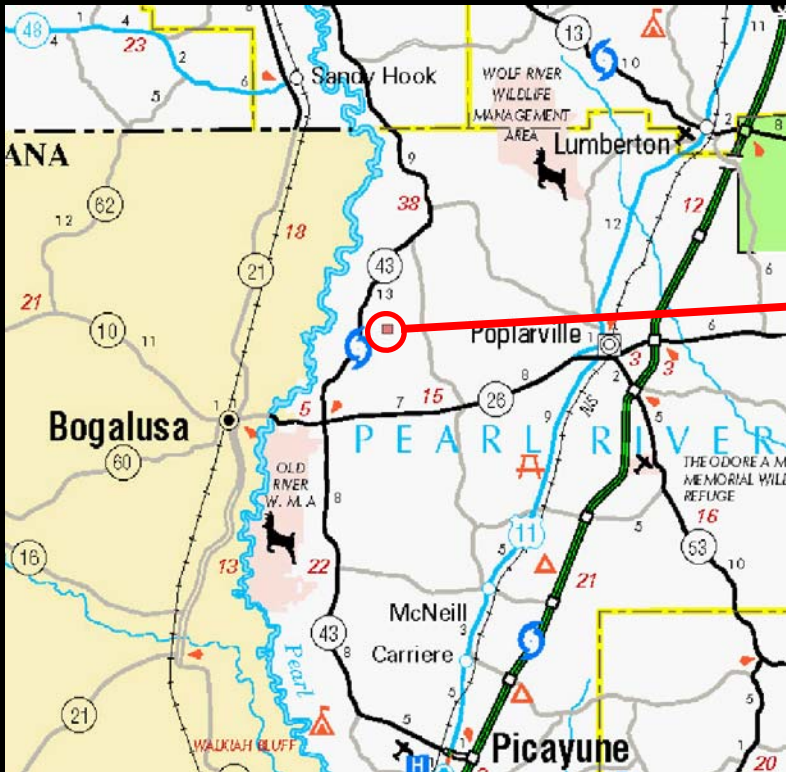
To view this property contact me.



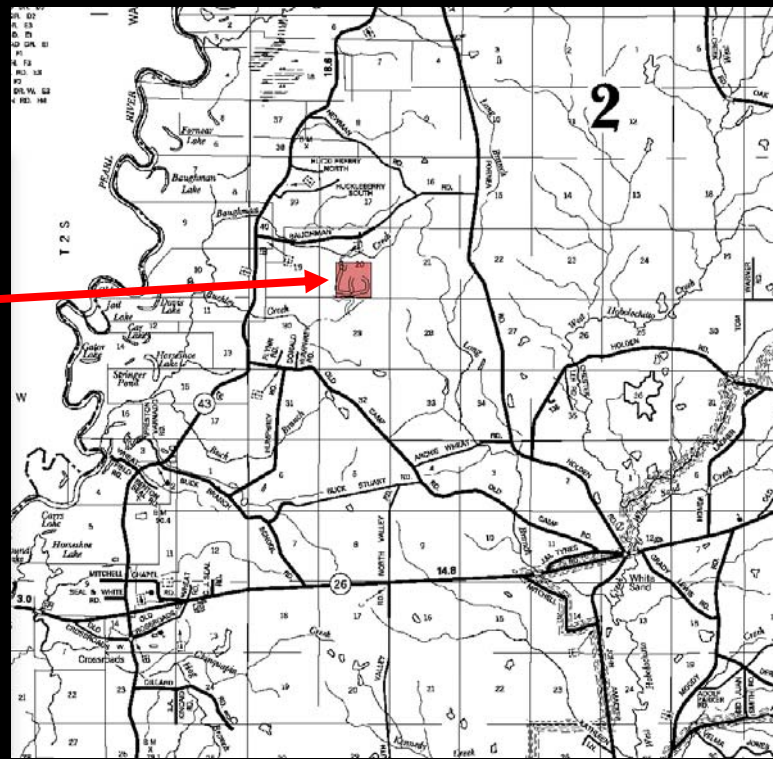
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Were on the Web!
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Area Location Map



County Location Map

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