

# "Buck Branch"

Section 8, T2S, R17W  
Pearl River County, MS



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## For Sale

### 212 Acres

# \$413,400.00

If you been looking for discount acreage in Pearl River County here's the tract for you. This recent planted property is priced well below competing properties in the area. The tract was planted in early 2013 and now contains a 4 year old stand of loblolly pine. This rolling property is conveniently located to Bogalusa and only a hour and a half from New Orleans. This property can be accessed via Newman Road and has electricity available.

### Quick Facts

**Sales Price:** \$413,400.00 or \$1950/ac

**Tract Acreage:** 212

### Tract Location-

**Legal:** PT of S8, T2S, R17W, Pearl River County, MS

**Address:** 110-348 Newman Rd, Poplarville, MS 39470

**Lat:** 30°53'21.5" N

**Long:** 89°43'19.4" W

**Paved Road Frontage:** 2728'

**Interior Roads:** 0.75 mi

### Utilities-

**Water:** Unknown

**Electric:** Yes, Unknown EPA

**Topography:** Rolling/Hilly

**Zoning:** Rural

**Fema Flood Zone:** None,

**History:** Timberland

**Timber:** 212 acres, planted in early 2013 & 8.6 acres 16 year old pine.

**Mineral Rights:** 50% of any owned

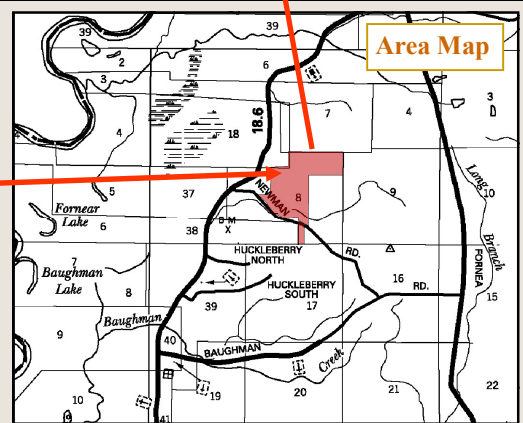
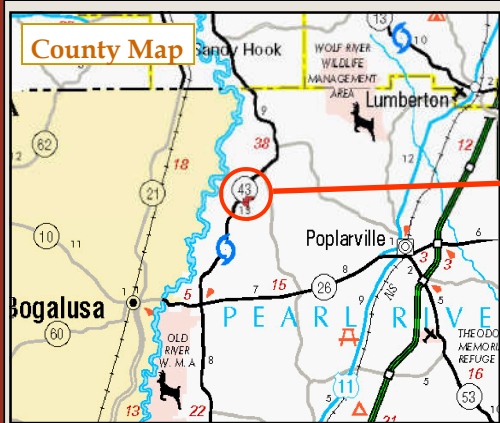
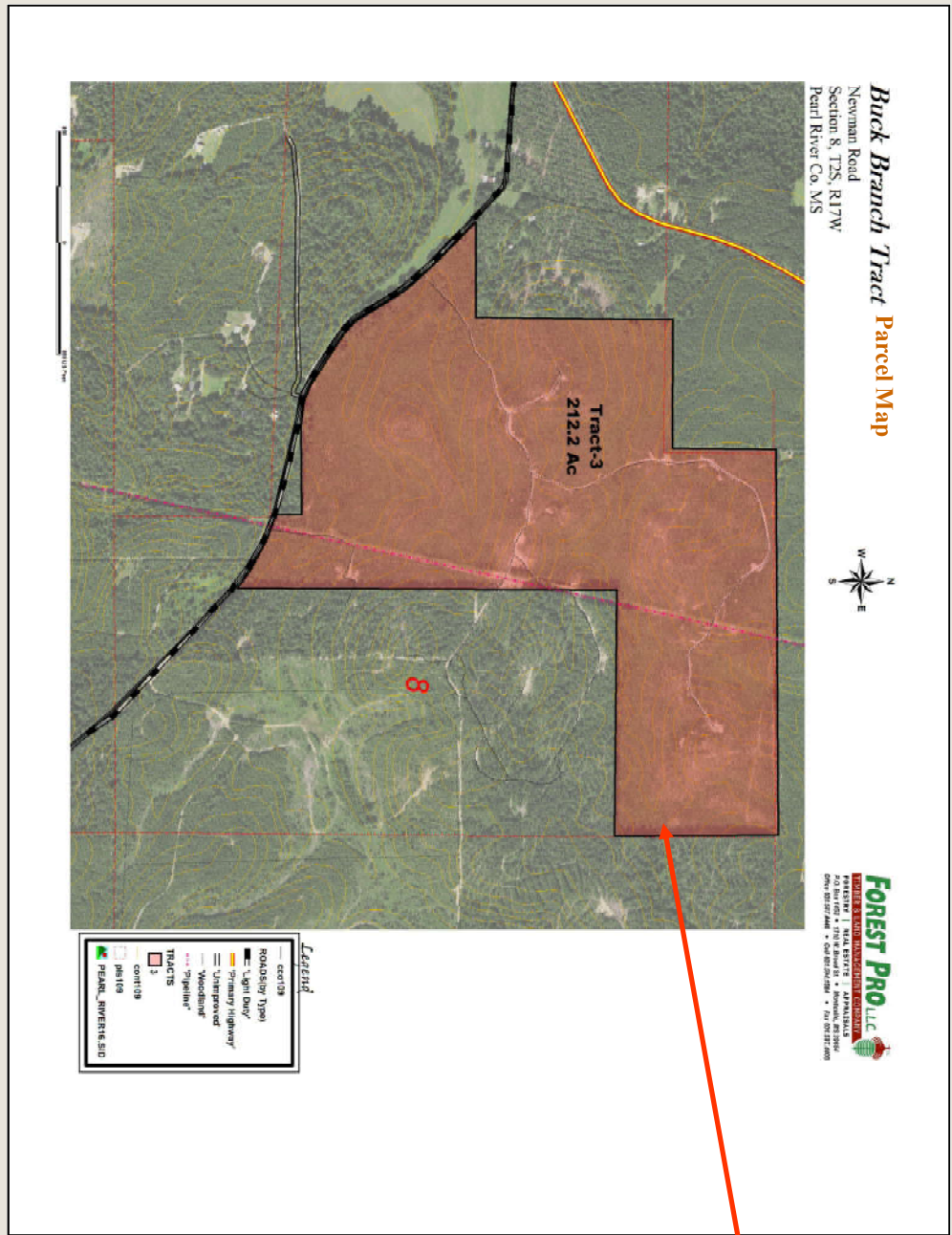
**2015 Taxes:** \$661.12

**Driving Directions:** From Intersection Hwy

26/43 Go NNE on Hwy 43 for 8.2 miles to Newman Road, turn East (↔) on Newman Road and go 0.3 miles to Tract on (⦿).

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, 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.

[www.theforestpro.com](http://www.theforestpro.com)



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View North from woods road.



View South from woods road.



View along Pipeline (North)



View Along Newman Road.

## **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 ([www.theforestpro.com/pdf/doc\\_1208180549.pdf](http://www.theforestpro.com/pdf/doc_1208180549.pdf))

Streams: None

Soils: Name, % Area, Site Index

Heidel sandy loam 12-30%, 60.5%, 90'

Malbis Loam 2-5%, 8.4%, 90'

McLaurin loamy sand 2-5%, 31.1%, 90'

Est. Pre-merchantable Timber Value - 212.4ac @ \$240.00/ac