

FOR SALE, ±10.9 ACRES

“Viola Lane”

A WOODED, CREEK FRONTAGE PROPERTY

*A chance to own a
small property near
public recreation*

Property Amenities

“The Viola Lane Tract” is a great little get-a-way property. This 10.9± acre parcel has all the features most buyers are looking for: public road frontage, stream frontage, available power and water, and it’s heavily timbered with large mature water oaks, white oaks and loblolly pine.

It’s also located close to additional recreational opportunities uncommon for tracts this size. Marion County Wildlife Management Area (7,125 acres) is only 1.5 miles to the north and 2 public lakes (Lake Columbia & Lake Bill Waller) are only 4 miles away.

For more information check out these additional resources:

<https://www.mdwfp.com/wildlife-hunting/wma/region/southwest/marion-county/>

<https://www.mdwfp.com/fishing-boating/fishing-reports/lake-bill-waller.aspx>



View of Lower Little Creek.

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$39,000

Tract Acreage: 10.9 deeded acres, 11.0 mapped

Tract Location-

Legal: 10.9 ac. in W2 SW4 NE4, N of Old Hwy 13, Section 15, T2N, R17W, Marion County, MS

Address: 100 Viola Lane, Columbia, MS 39429

Lat: 31°08' 07.9" N

Long: 89°41' 41.3" W

Paved Road Frontage: 464.8'

Interior Roads: 202'

Utilities-

Water: Hub Water Assn.

Electric: Pearl River Valley EPA

Topography: Level with Terraces

Zoning: Rural, Timberland

Ad Valorem Taxes: 2021 \$116.74

FEMA Flood Zone: 64.5 % of the tract lying in Flood Zone A (1% annual chance)

History: Timberland

Mineral Rights: None, Previously Reserved

Streams: Lower Little Creek- 805'

Soils: Name, % Area, Loblolly Site Index

Bassfield Sandy Loam 0-2% slope, 0.4%, 90

Jena-Bigbee Complex Freq. Fld, 78.1 %, 100

Latonia Sandy Loam 2-5% slope, 21.5%, 90

Driving Directions: From Hwy 98/Hwy 13 interchange, drive South on Hwy 13, 11.4 miles to Viola Lane on the North (Left) side of the Highway, Take Viola Lane (bear right) and go 0.2 miles to Tract on North (Left) side.

Estimated Driving Times to Tract:

New Orleans: 105 mi, 1hr 51 min

Baton Rouge: 141 mi, 2hr 20 min

Jackson: 100 mi, 1hr 55 min

Hattiesburg: 35.6 mi, 48 min

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 or picture text to 601.594.1564.

Timber: Type-Acres-Age

Tract 1

Pine Regeneration Med. Density-34.3 ac.-1 yrs

Hardwood Pulpwood Med. Density-3.6 ac.-30+yrs

Mixed Sawtimber Med. Density-0.2 ac.- 35+yrs

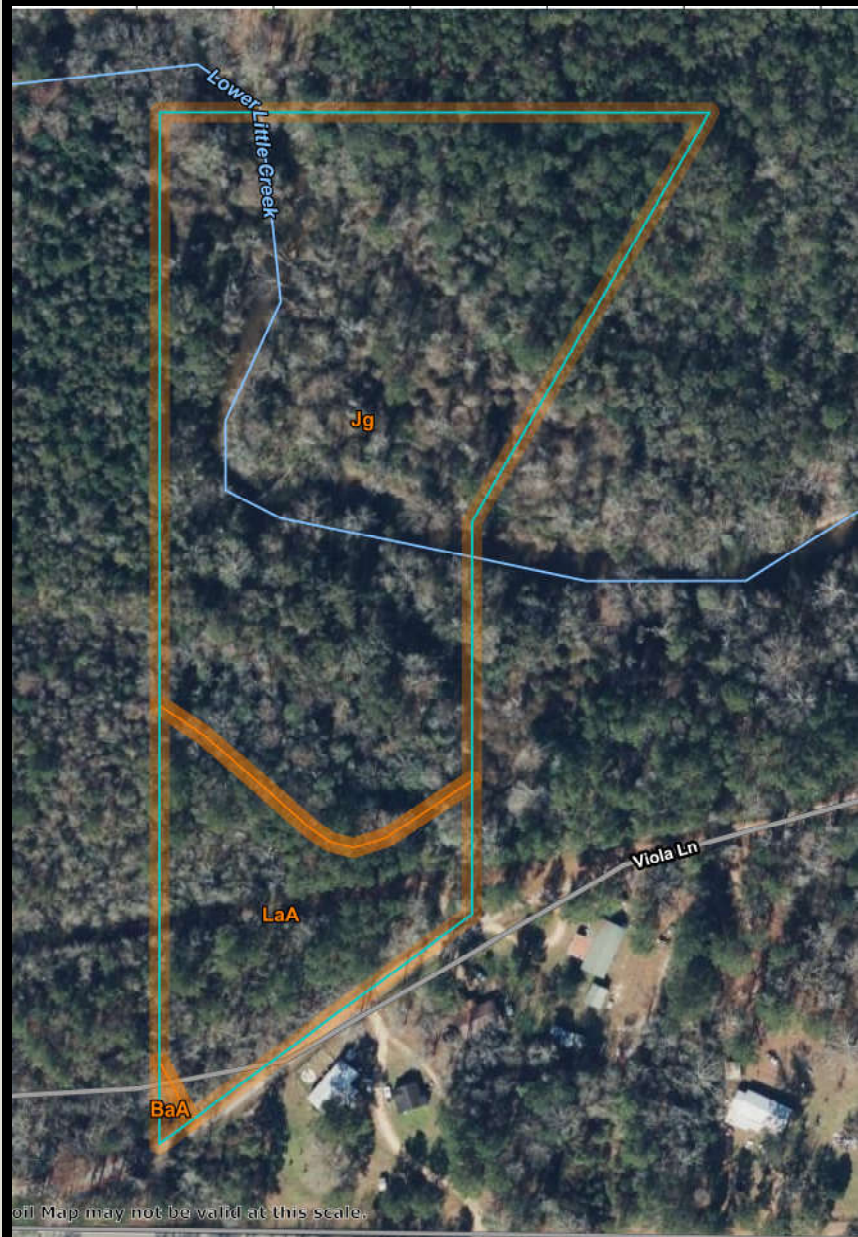
Open-0.9 ac.- 0+yrs

2022 Acquisition (low intensity) Timber Cruise Volumes & Value*

Pine Pulpwood	16.9 tons	\$ 3.99	\$ 67.43
Pine Chip-N-Saw	23.7 tons	\$13.97	\$ 331.09
Pine Sawtimber	141.9 tons	\$23.79	\$ 3,375.80
Hardwood Pulp	181.6 tons	\$ 5.56	\$ 1,009.70
Hard Pallet	66.5 tons	\$21.15	\$ 1,406.47
Red Oak Saw	85.7 tons	\$45.00	\$ 3,856.50
White Oak Saw	13.1 tons	\$45.00	\$ 589.50
Misc Hard Saw	65.9 tons	\$28.74	\$ 1,893.97
Total	595.3 tons		\$12,530.46

* Average Prices as reported by MS Timber Price Report- 4th Qtr 2021 for SW MS, published by MSU Extension Service.

Supplemental Maps
Soil Types Map



Corner Pipe



View of Ladder Stand



Aerial Oblique View of Tract



View along Lower Little Creek



View along Viola Lane

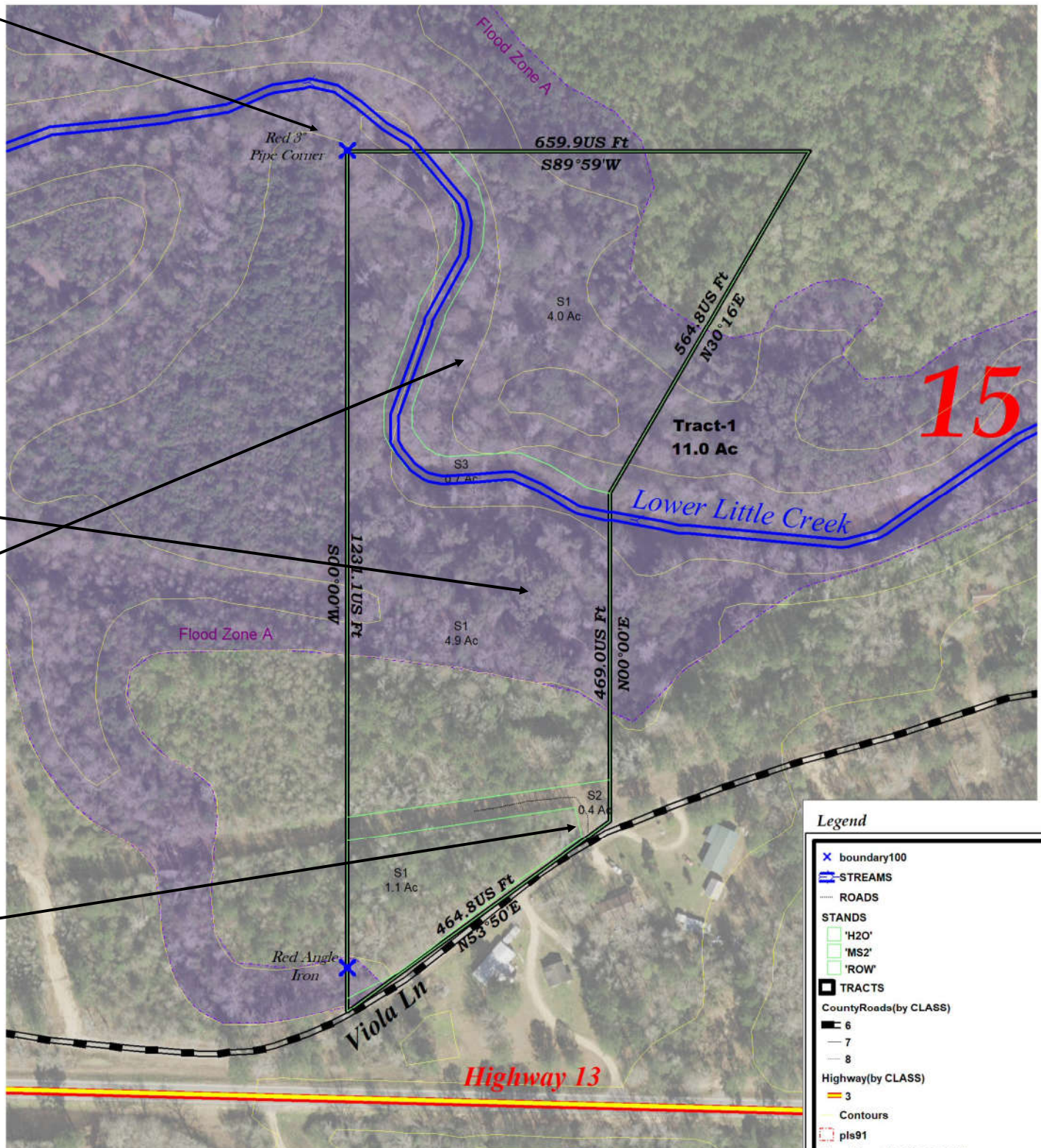
Voila Lane Tract

2018 Photo Map
Section 15, T2N, R17W
Marion Co. MS

Stand #	Acreage	Description
3	0.7	H2O
1	9.9	MS2
2	0.4	ROW
Total Acreage: 11.0		



FOREST PRO L.L.C.
TIMBER & LAND MANAGEMENT COMPANY
FORESTRY | REAL ESTATE | APPRAISALS
P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654
Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406



Legend

- ✕ boundary100
- STREAMS
- ROADS
- STANDS
 - 'H2O'
 - 'MS2'
 - 'ROW'
- TRACTS
- CountyRoads(by CLASS)
 - 6
 - 7
 - 8
- Highway(by CLASS)
 - 3
- Contours
- pls91
- FloodHazard(by FLD_ZONE)
 - 'A'
- MARION_20X.SID

Scale = 1 : 200.00 (In : US Feet)

200 0 200 US Feet

03-22-2022

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"EVERYTHING TIMBERLAND"

To view this property contact me.



Mark E. Dale
Forester/Broker/Appraiser
Email: theforestpro@bellsouth.net
Office: 601.587.4446
Cell: 601.594.1564
Email: theforestpro@bellsouth.net

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



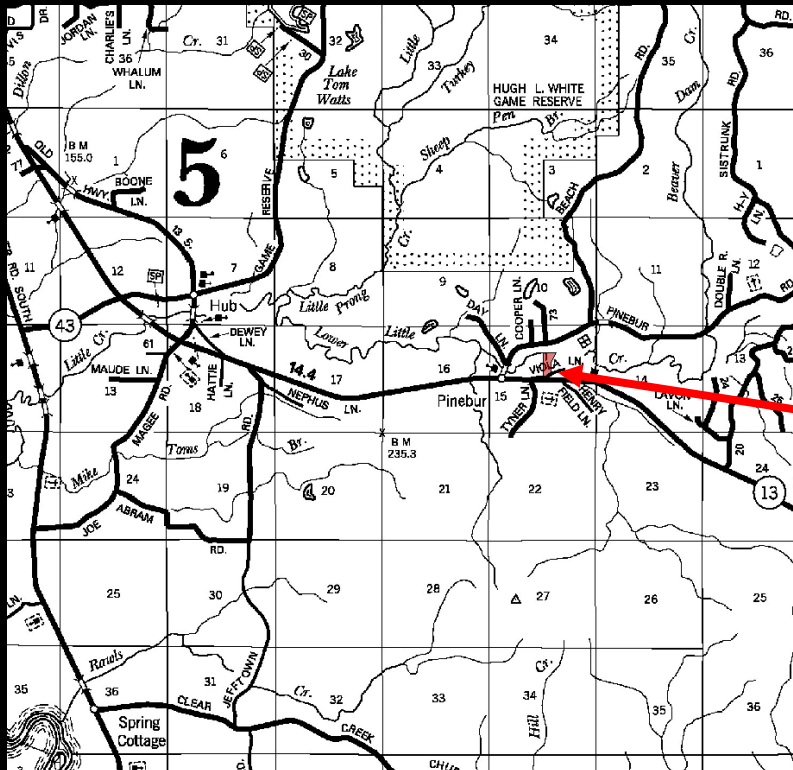
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Mailing Address Line 2

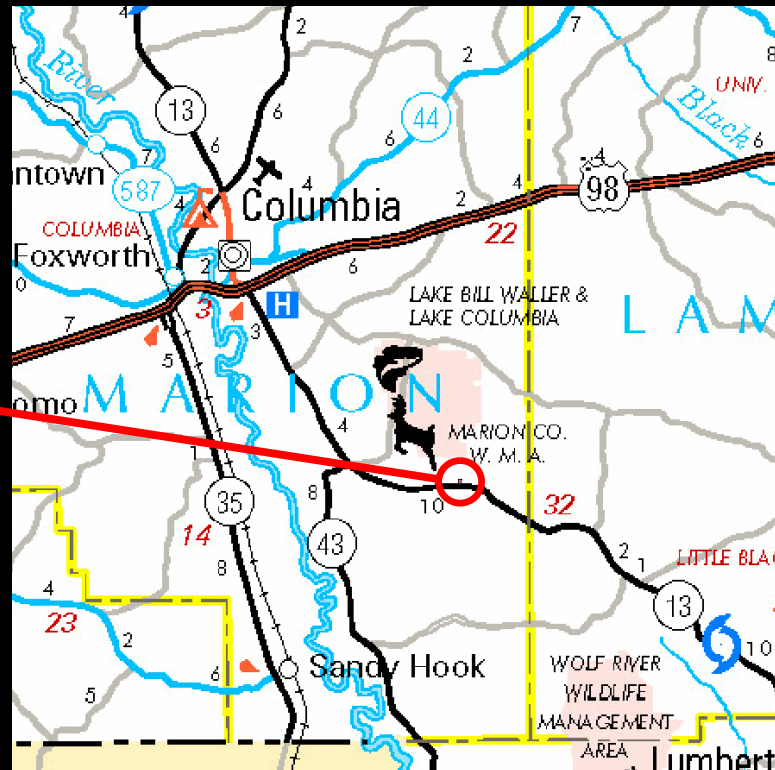
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Mailing Address Line 4

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, 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.