

FOR SALE, ± 48.7 ACRES

“Steepbank Creek Tract”

A HUNTING OR RESIDENTIAL PROPERTY

*A chance to own
acreage near the capital
city of Mississippi.*

Property Amenities

Have you been looking for some acreage to build your own private slice of heaven. “The Steepbank Creek Tract” at $48.7 \pm$ acres, may be just what your searching for.

This tract lies along a quite county road, yet is close to the capital city area. The shape of the property will allow ample room for a house site (with plenty of distance from neighbors) on the front seven acres, with a complete forty leftover for hunting. The slowly rolling topography of the property would allow for many higher uses.

The timber of the property was harvested two years ago so you can think of the property as a clean pallet on which you can paint your masterpiece. The tract could be converted to pasture land or one could simply manage the

existing natural regeneration for future mixed pine-hardwood forest.

Read further for more details.



View SW from property entrance along road.

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$153,600 or \$3200/ac

Tract Acreage:

GPS mapped: ± 48.7 ac
Taxed: 48.07

Tract Location-

Short Legal: NW4 SE4; 5ac in SE4 SW4; 1ac in NW Corner SW4 SE4; S36, T4N, R2E, Rankin County, MS
Address: 677 McCullough-McLin Rd., Florence, MS 39073

Lat: 32°08' 18.6" N
Long: 90°02' 50.6" W

Paved Road Frontage: 385'

Interior Roads: 1785'

Utilities-

Water: Central Rankin Water As.

Electric: Southern Pine EPA

Topography: Slightly Rolling

Zoning: A-1 Agricultural General

School District: McLaurin Attendance Center

Ad Valorem Taxes: 2021-\$127.80

FEMA Flood Zone: No Portions lie within the 100 year flood zone. MAP # 28121C0345F

History: Timberland

Mineral Rights: None,

Streams: Steepbank Creek-2586'

Soils: Name, % Area, Loblolly Site Index

Ora Fine Sandy Loam 5-8% slope, 45.2%, 84
Savannah Loam 2-5% slope, 9.7%, 81
Providence-Tippah, 45.1%, 81

Driving Directions: From Hwy 49/Star Road intersection, drive North on Star Road 3.6 miles, turn northwest (Left) on McCullough-McLin Road and proceed 1.4 miles to Tract on the North (right) side of the road.

Estimated Google Map Driving Times to Tract:

Florence: 5.2 mi, 9 min

Brandon: 13.7 mi, 20 min

Jackson: 17.5 mi, 28 min

Hattiesburg: 75.1 mi, 1hr 18min

Species Available for Hunting:

White-tailed Deer Rabbit

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? No

Sub-dividable? No, sold as one unit.

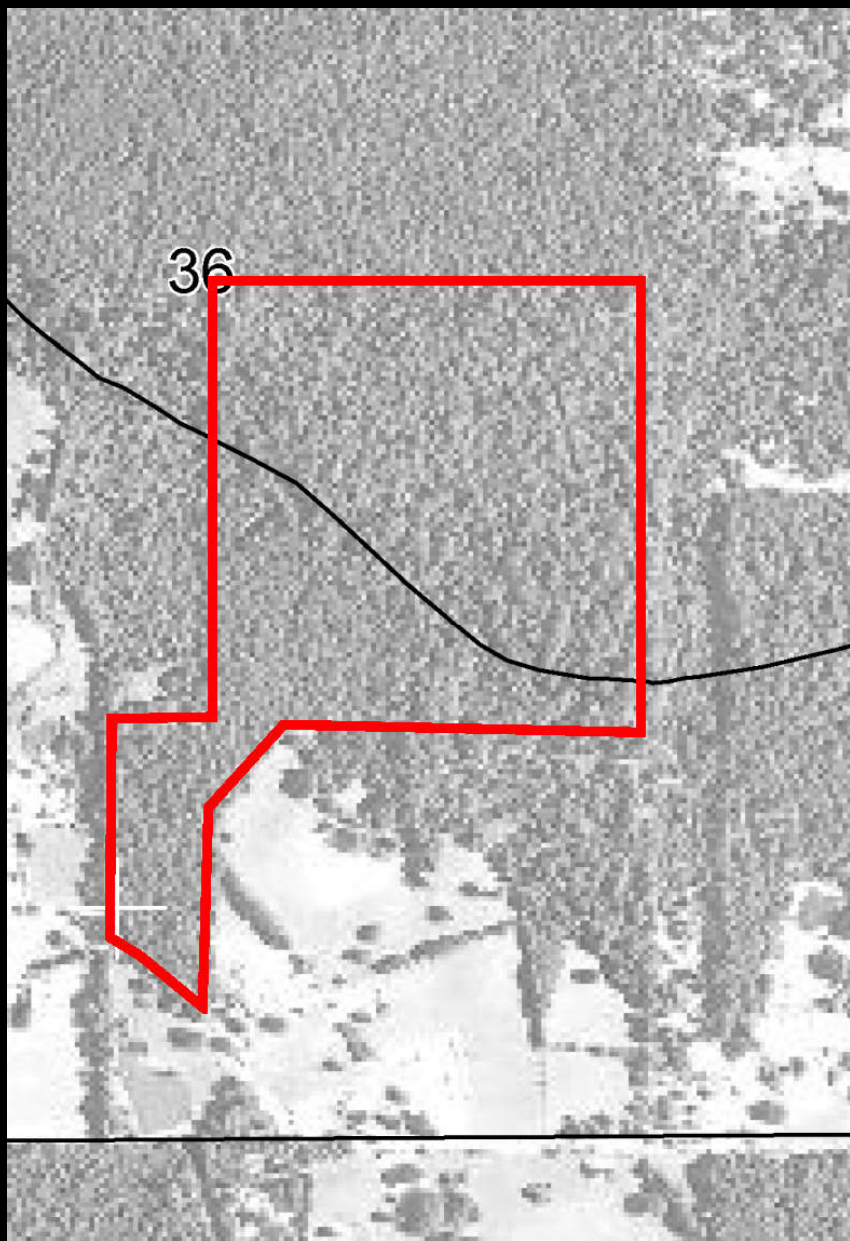
How to view the property: You can schedule a site visit by contacting me at (O) 601.587.4446 or (M) 601.594.1564 to set up a time, OR if you would like to visit the site on your own we request that you fill out a Temporary Access Permit at (http://www.theforestpro.com/pdf/doc_1208180549.pdf) and fax it back to (601) 587-4406.

Timber: Type-Acres-Age

Mixed Regeneration Med. Density-43.0 ac.-2 yrs

Hardwood Intermediate Med. Density-5.7 ac.-30+yrs

(The young timber has minimal value)



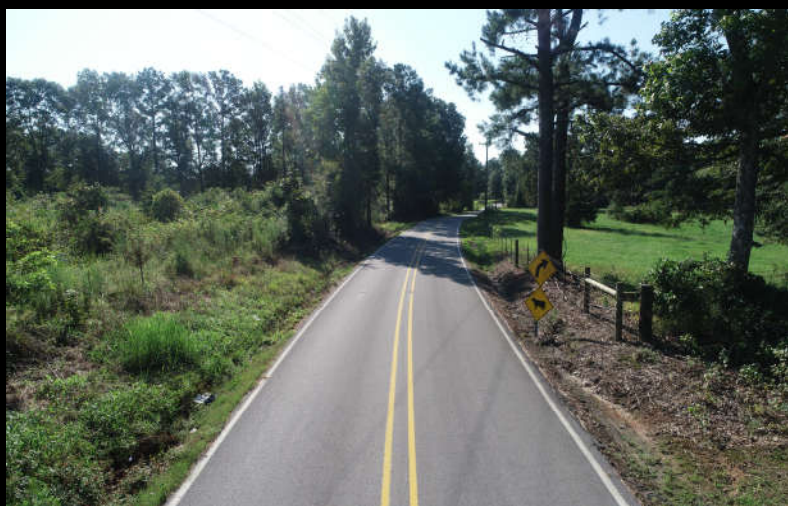
Aerial View SE, from NW corner.



Aerial View of SMZ.



Aerial View NE.



View SE of road frontage.



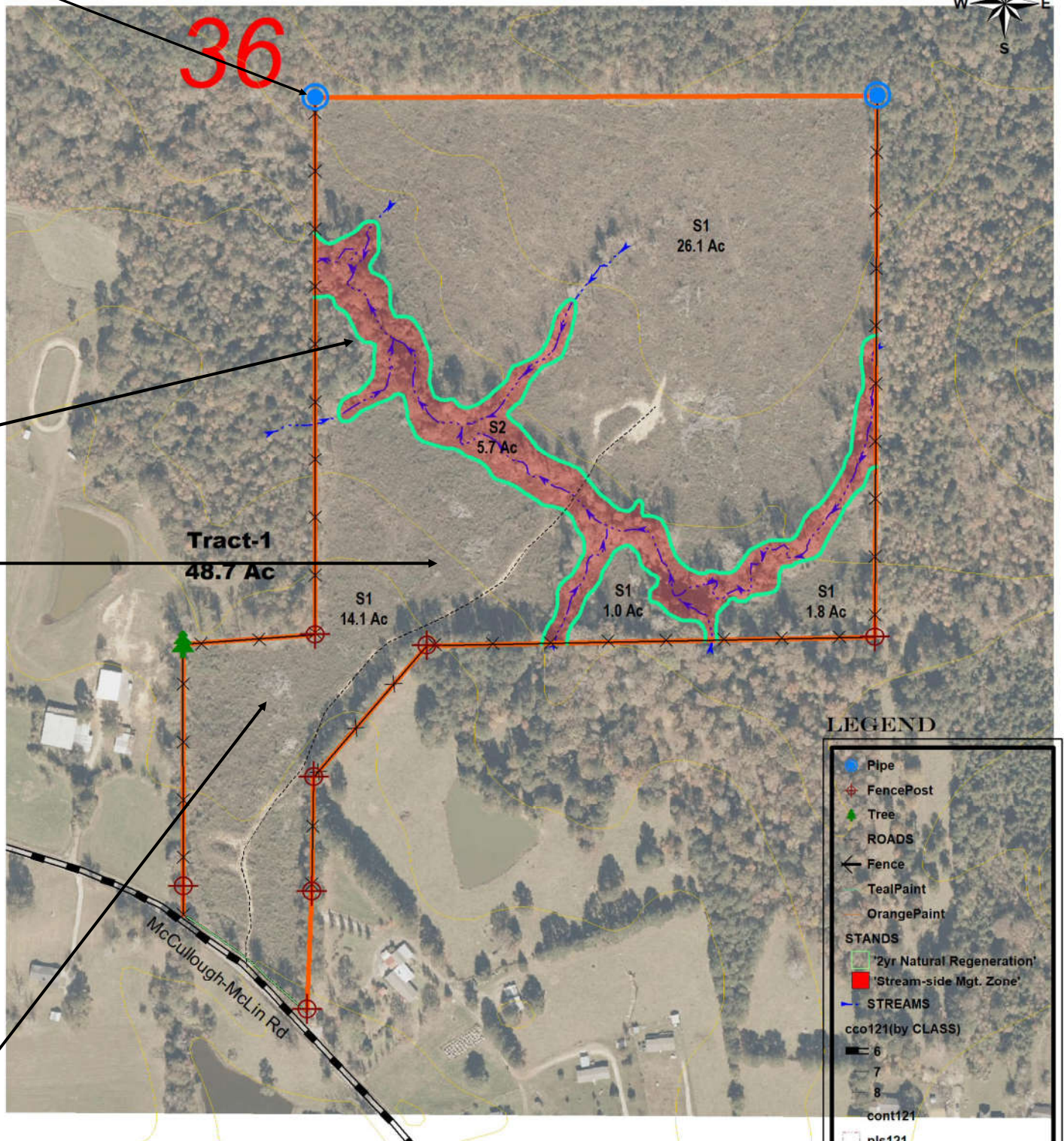
Aerial View S, from road.

Steepbank Creek Tract

Fall 2021 Aerial Photo
Section 36, T4N, R2E
Rankin County, MS

Stand #	Acreage	Description
1	43.00	2yr Natural Regeneration
2	5.69	Stream-side Mgt. Zone
Total Acreage: 48.69		

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



Scale = 1 : 349.89 (In : US Feet)

350 0 350 US Feet

08-31-2022

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

“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



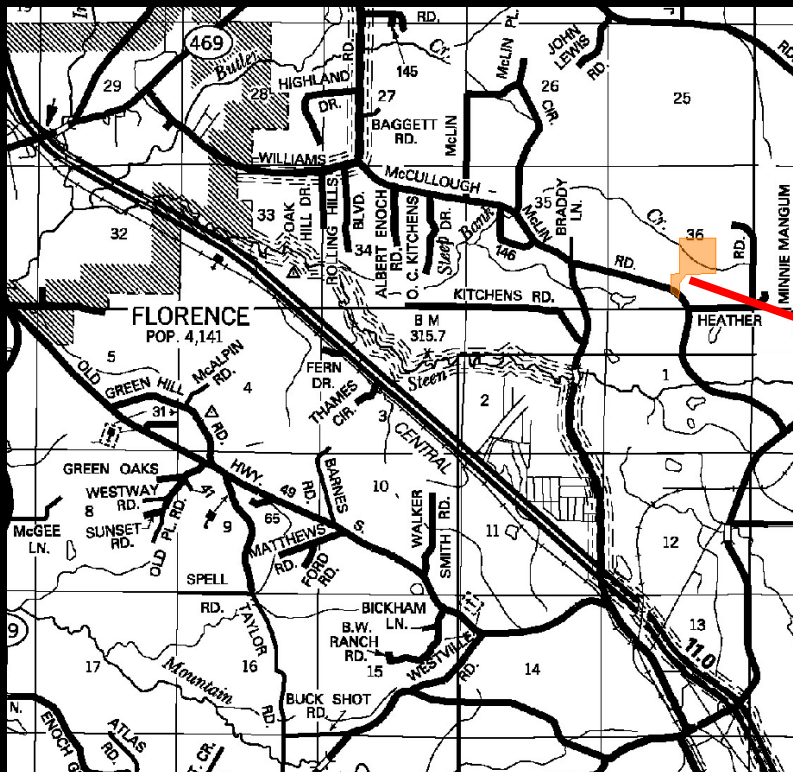
Mailing Address Line 1

Mailing Address Line 2

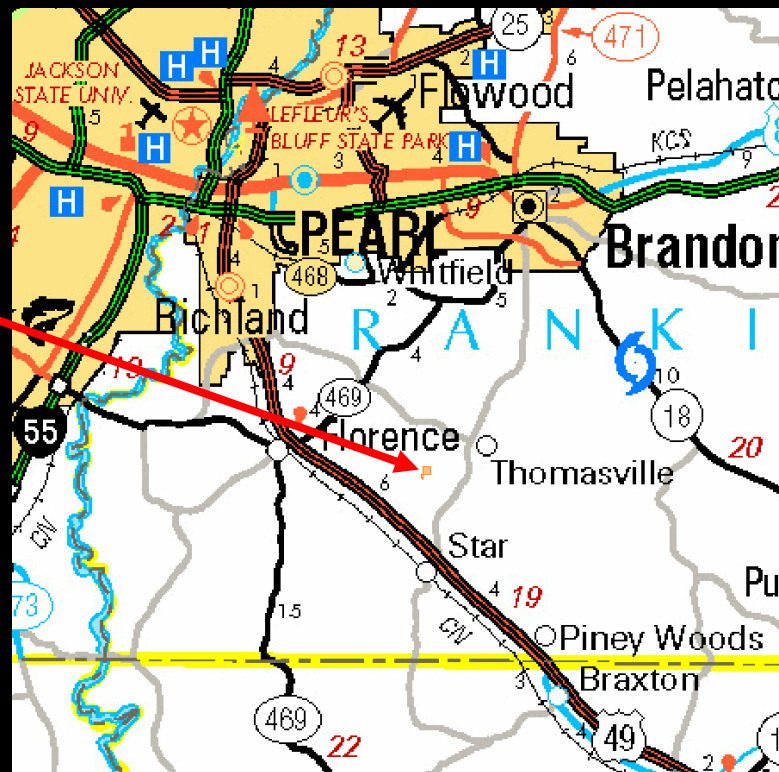
Mailing Address Line 3

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, 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.