

FOR SALE, ±126.7 ACRES

“Price - Wilks Rd”

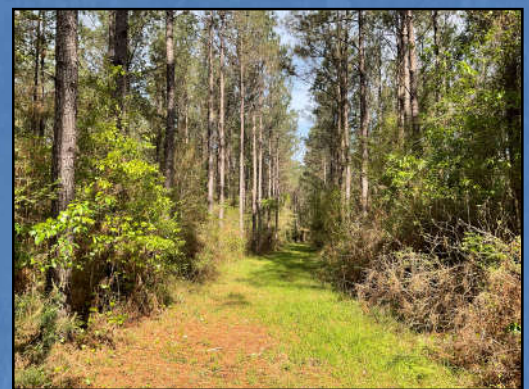
AN INVESTMENT TIMBERLAND PROPERTY

*A turnkey timberland
investment property*

Property Amenities

“The Price-Wilkes Road Tract” at 126.7± acres, is a turnkey timberland investment tract. All plant-able areas of the tract have existing timber stands in place. The pine areas have been professionally planted and are fully stocked with genetically improved pine. Eighty-four acres of the property has a 20 year-old stand that was last thinned in 2016, and should be ready for its next thinning in 2025, offering some near-term cash flow. The other two stands include an older stand of mixed pine and hardwood along drainages and a six year old planted pine stand. The property is well drained and considered good ground for wet-weather logging, which means the timber will bring a premium when sold during wetter months.

Price-Wilkes Road and Shady Grove trail and has electrical utilities nearby. This tract is priced right and won't last long.



View of 20 year old pines and food plot.

The tract offers ample road frontage on both

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$300,450.00
(\$2,370.60/ac)

Tract Acreage: Tract 1 -
±126.7ac,

Tract Location-

Legal:
N2 NE4; All that PT of S2
NE4 W of road; S13. T7N,
R20W, Jeff Davis County, MS
Address: 197 Price-Wilks
Rd, Prentiss, MS 39474
Lat: 31.576168
Long: -89.963366

Public Road Frontage:

Price-Wilks Rd - 3563'
Shady Grove Trail - 2045'

Interior Roads: Dirt - 3662'

Utilities-

Water: serviced Lily Rose
Water As., waterline location
is undetermined.
Electric: Southern Pine EPA is
within 200' of the tract.

Topography: Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes:
2022 \$563.46,

FEMA Flood Zone: No Portions lie within the 100
year flood zone. MAP # 28065C0125D

History: Timberland

Mineral Rights: None,

Streams: None

Soils: Name, % Area, Loblolly Site Index 88.4
Smithdale Sandy Loam 17-40% slope, 48.7%,
86
Providence Silt Loam 2-5% slope, 4.8%, 87
Ruston Sandy Loam 2-5% slope, 46.4%, 91

Driving Directions: From Hwy 184/Hwy 13
interchange (Prentiss), drive West on MS 184
1.2 miles to US-84 W. Turn left on US-84
west and go 3.2 miles to Price-Wilks Rd on
left. Take Price-Wilks Rd 0.3 miles to Tract.

Estimated Driving Times to Tract:

New Orleans: 162 mi, 2hr 32 min
Baton Rouge: 150 mi, 2hr 15 min
Jackson: 64.5 mi, 1hr 8 min
Hattiesburg: 53.2 mi, 58 min

Species Available for Hunting:

White-tailed Deer Wild Turkey
Squirrel Rabbit

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? No

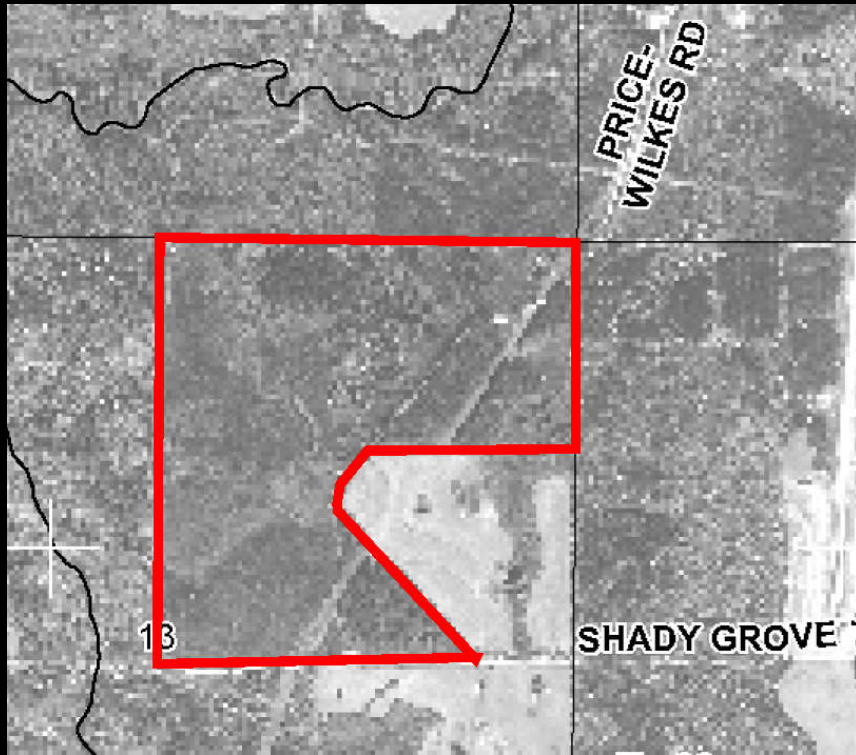
Sub-dividable? No, for sale in it's current configuration.

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](http://www.theforestpro.com/pdf/doc_1208180549.pdf)) and fax it back to (601) 587-4406.

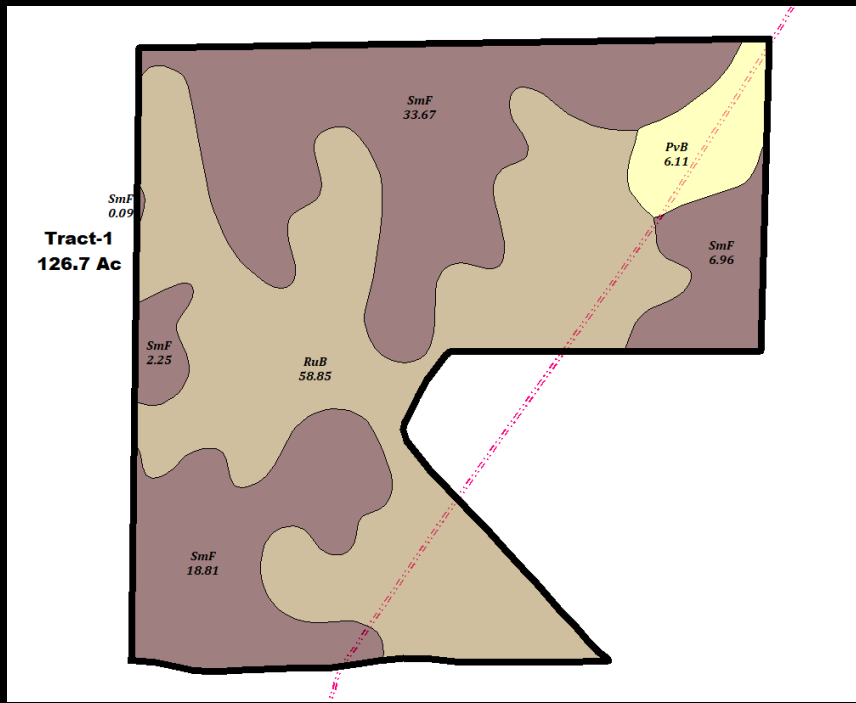
Timber: Type-Acres-Age

(PR2) Pine Regeneration Med. Density-18.73ac.-6 yrs (2017)
(PI2) Pine Intermediate Med. Density-84.28 ac.-20yrs (2003), 1st
Thinned in 2016.
(MI2) Mixed Intermediate Med. Density-17.29 ac.- 35+yrs
(H2O)-Water -0.11 ac
(ROW) Right of Way (pipeline/roads) -6.29 ac.- 0+yrs

Supplemental Maps
FEMA Flood Zone Map



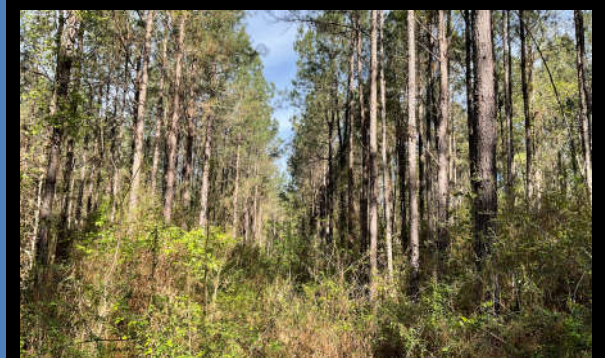
Soi Type Map



View of Road Intersection



View Mixed Stand



View of 20yr Pine Stand



View of 20yr Pine Stand



View of Pipeline from Rd

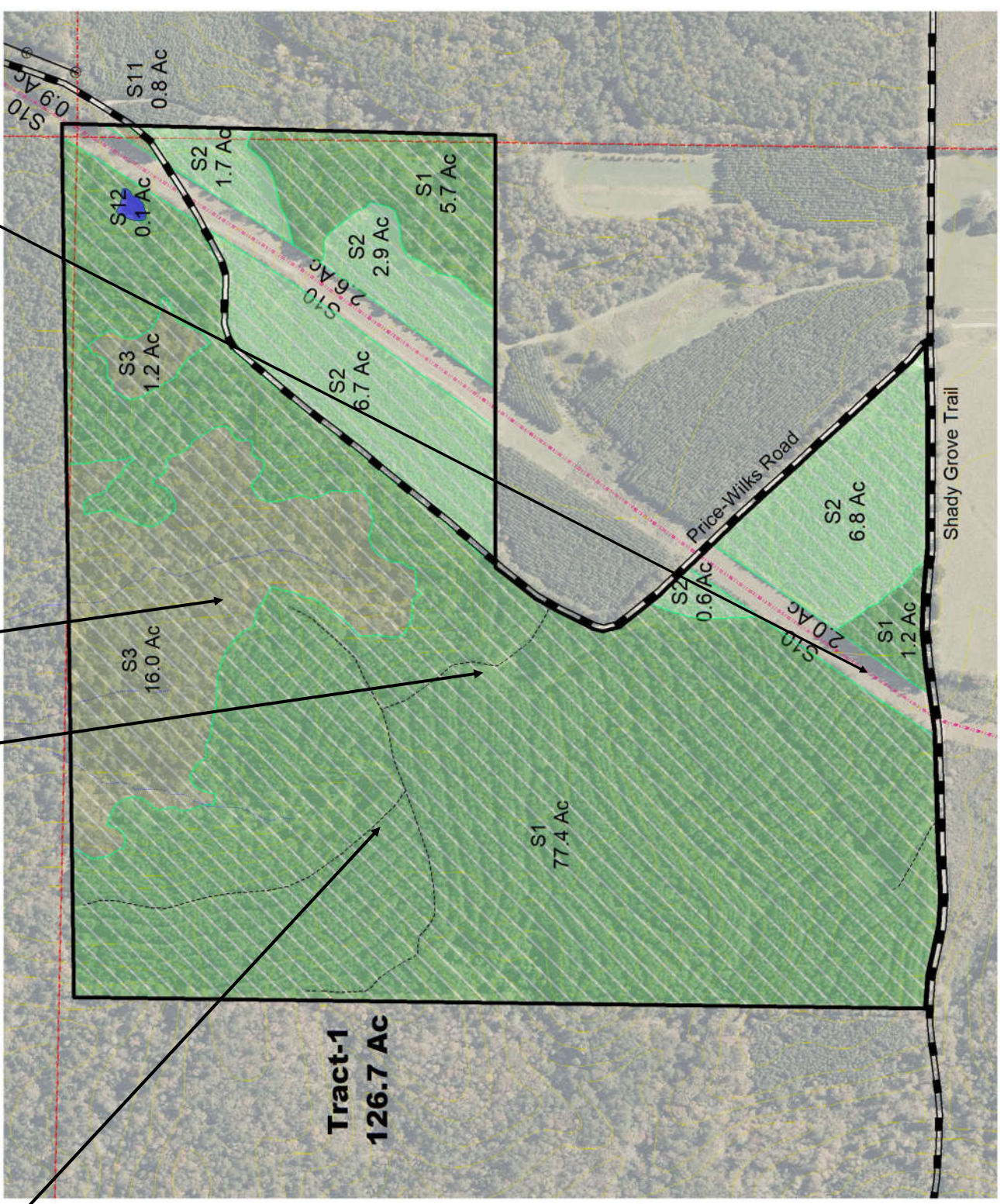


View along Pipeline



Price-Wilks Road Tract
 Section 13, T7N, R20W
 Lawrence Co., MS

Stand #	Acreage	Total	Description
12	0.14	0.14	H2O
3	17.29	17.29	M12
1	84.28	84.28	P12
2	18.73	18.73	PR2
10	5.46		ROW
11	0.84	6.29	ROW
Total Acreage:		126.74	



Legend

- ROADS (by Type)
 - 'Improved'
 - 'Woodland'
- STREAMS
- POWERLINES
- TRACTS
- STANDS
 - 'H2O'
 - 'M12'
 - 'P12'
 - 'PR2'
 - 'ROW'
 - cont65
 - Pipeline
 - plis65
- JEFFDAVIS_NAIP_2021_SID

450 0 Feet
 Scale = 1 : 450.00 (In : Feet)

FOREST PRO L.L.C.

TIMBER & LAND MANAGEMENT COMPANY



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“EVERYTHING TIMBERLAND”

To view this property contact me.

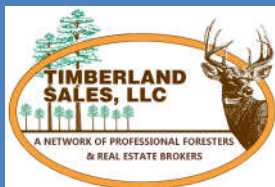


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Were on the Web!

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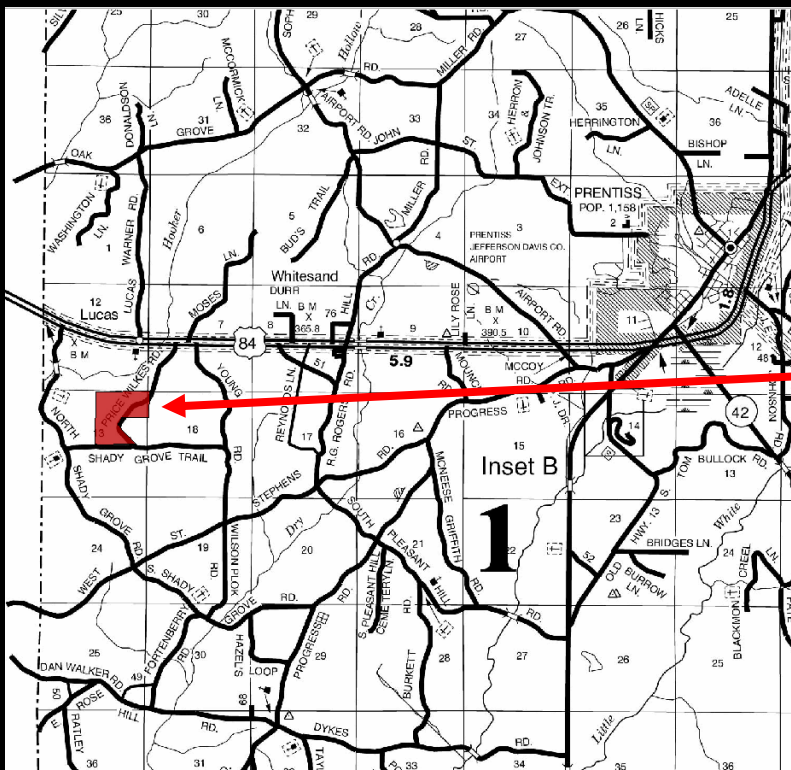
Mailing Address Line 1

Mailing Address Line 2

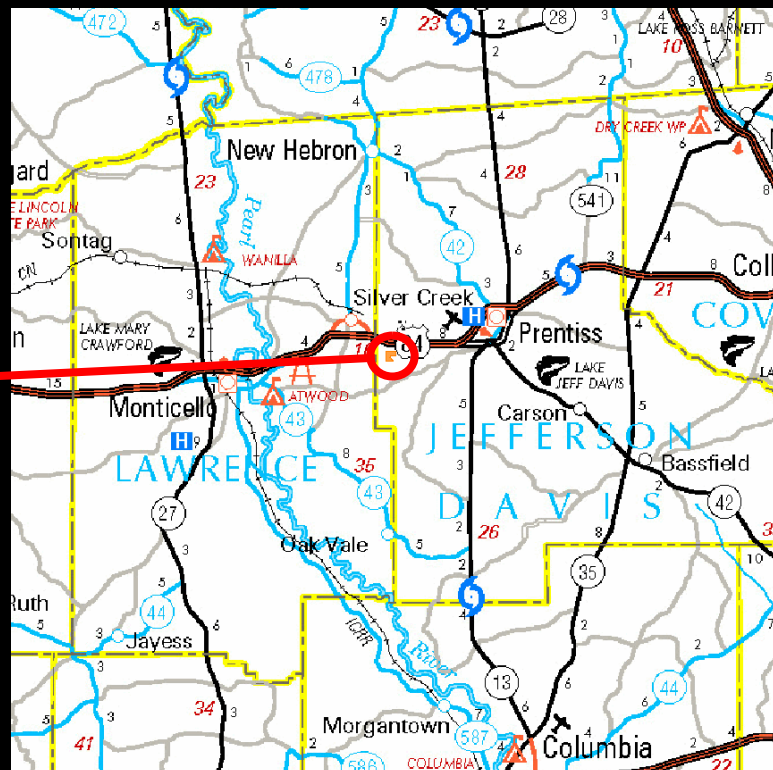
Mailing Address Line 3

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.