

FOR SALE, ±248.5 ACRES

“Hopewell Road”

AN INVESTMENT GRADE TIMBERLAND PROPERTY

*Near civilization,
but away from it all.*

Property Amenities

Discover 248.5 acres of timberland in Lincoln County, MS, available whole (\$895,680) or in two parcels: Tract 1 (109.7 ac, \$411,245, N of Hopewell Rd) and Tract 2 (138.8 ac, \$511,055, S of Hopewell Rd). Nestled in rolling hills above the Fair River bottomlands, this tranquil retreat is a paradise for timber investors and hunters, teeming with deer, rabbit and a rarely seen abundant native quail population. Professionally established 4-year-old pine regeneration thrives alongside mature hardwood and pine sawtimber stream buffers, creating a stunning blend of natural beauty and investment potential. Gentle streams meander through the lush landscape, paired with fertile soils that ensure robust timber growth. Flood risk are minimal with just 0.6% of Tract 1 in flood Zone A; Tract 2 is entirely flood-

free. Electric utilities from Magnolia EPA are accessible to both parcels. Enjoy the peace of this rural haven, just a 15-minute drive from town, perfect for your timber or recreational dreams.



View of Food Plot along Powerline.

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$895,680 (all)
Tract 1 - \$411,245 N or Road
Tract 2 - \$511,055 S of Road
Tract Acreage: GIS Mapped
±248.5ac (all);

Tract 1 ±109.7 N of Road;

Tract 2 ±138.8 S of Road

Tract Location:

Legal: T1-W2 SW4 less 1
ac & E2 SW4, N or Rd, S12.
T2-E2 E2 NW4, SW4 NW4,
W2 SE4 NW4, S12.

All in T7N, R9E, Lincoln
County, MS

Address: 0 Hopewell Rd,
Sontag, MS 39665

Lat: 31°35' 10.7" N

Long: 90°15' 28.2" W

Road Frontage: T1-3336' T2-
2459'

Interior Roads: T1-9348' Dirt

T2-9726' Dirt

Utilities-

Water: None

Electric: Magnolia EPA

Topography: Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes: 2024 -

\$761.91

Tax Parcel Property Identification Number(s):
1835, 1844, 2852, 27893

FEMA Flood Zone: Tract 1-0.7ac (0.6%) lie
within the 100 year flood zone A. Tract 2 -
No Portions lie within the 100 year flood
zone. MAP # 28085C0225D

History: Timberland

Mineral Rights: None

Streams: Small Ephemeral Branches-6282'

Soils: Name, % Area, Loblolly Site Index

Dulac & Boswell, 2-5 % slps, 1.8%, 82.5

Dulac & Boswell, 5-8 % slps, 3.8%, 82.5

Falaya silt loam, 3.2%, 90

Guin & Boswell, 8-12 % slps, 0.0%, 83

Guin & Boswell, 12-17 % slps, 9.0%, 83

Guin & Boswell, 17-40 % slps, 24.2%, 83

Ora silt loam, 2-5 % slps, 13.0%, 87

Ora silt loam, 5-8 % slps, 7.3%, 87

Pheba silt loam, 2-5 % slps, 3.9%, 88

Ora & Ruston, 5-8 % slps, 0.7%, 87

Ruston, 8-12 % slps, 1.1%, 86

Ruston, 12-17 % slps, 0.8%, 86

Ruston, 17-35 % slps, 1.2%, 86

Driving Directions: From Hwy 84/Fair River
Drive interchange, drive NE on Fair River
Drive 3.6 miles, bear left to stay on Fair
River Drive & continue 0.4 mi to Hopewell
Road, turn left on Hopewell Rd and go 0.5
mi. to tract.

Estimated Driving Times to Tract:

New Orleans: 145 mi, 2hr 11 min

Baton Rouge: 134 mi, 2hr 3 min

Jackson: 73 mi, 1hr 11 min

Hattiesburg: 80 mi, 1hr 24min

Species Available for Hunting:

White-tailed Deer Quail

Rabbit

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? No

Sub-dividable?: Yes, Tract 1 & Tract 2 can be purchased separately.

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

Tract 1

Pine Regeneration Med. Density-105.0ac.-4 yrs

Hardwood Intermediate Med. Density-0.7 ac.-37+ yrs

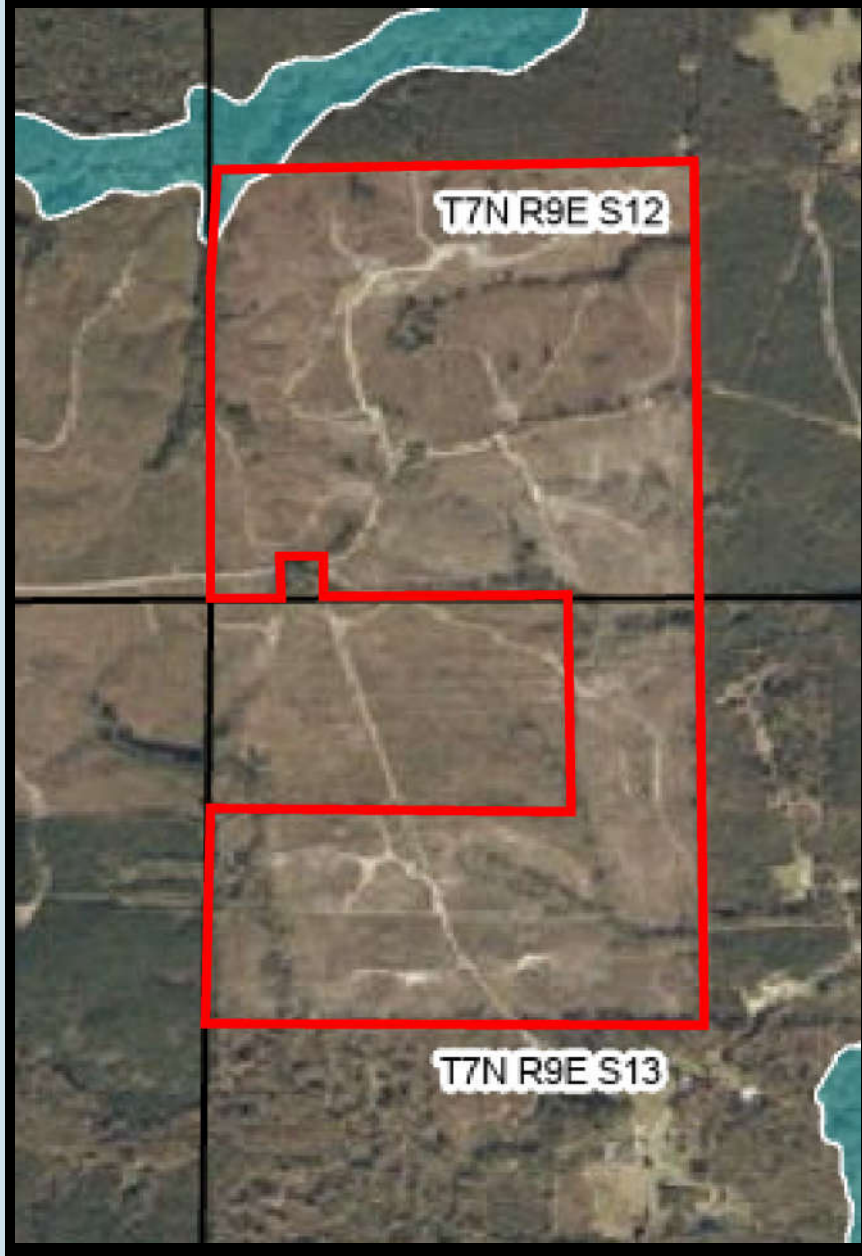
Pine Sawtimber Med. Density-4.0 ac.- 37+ yrs

Tract 2

Pine Regeneration Med. Density-129.6ac.-4 yrs

Hardwood Intermediate Med. Density-9.1 ac.-37+ yrs

Supplemental Maps
FEMA Flood Zone Map



View from NE Corner



View of Pond



View of Hopewell Rd



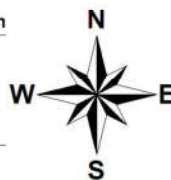
View of Stream Crossing



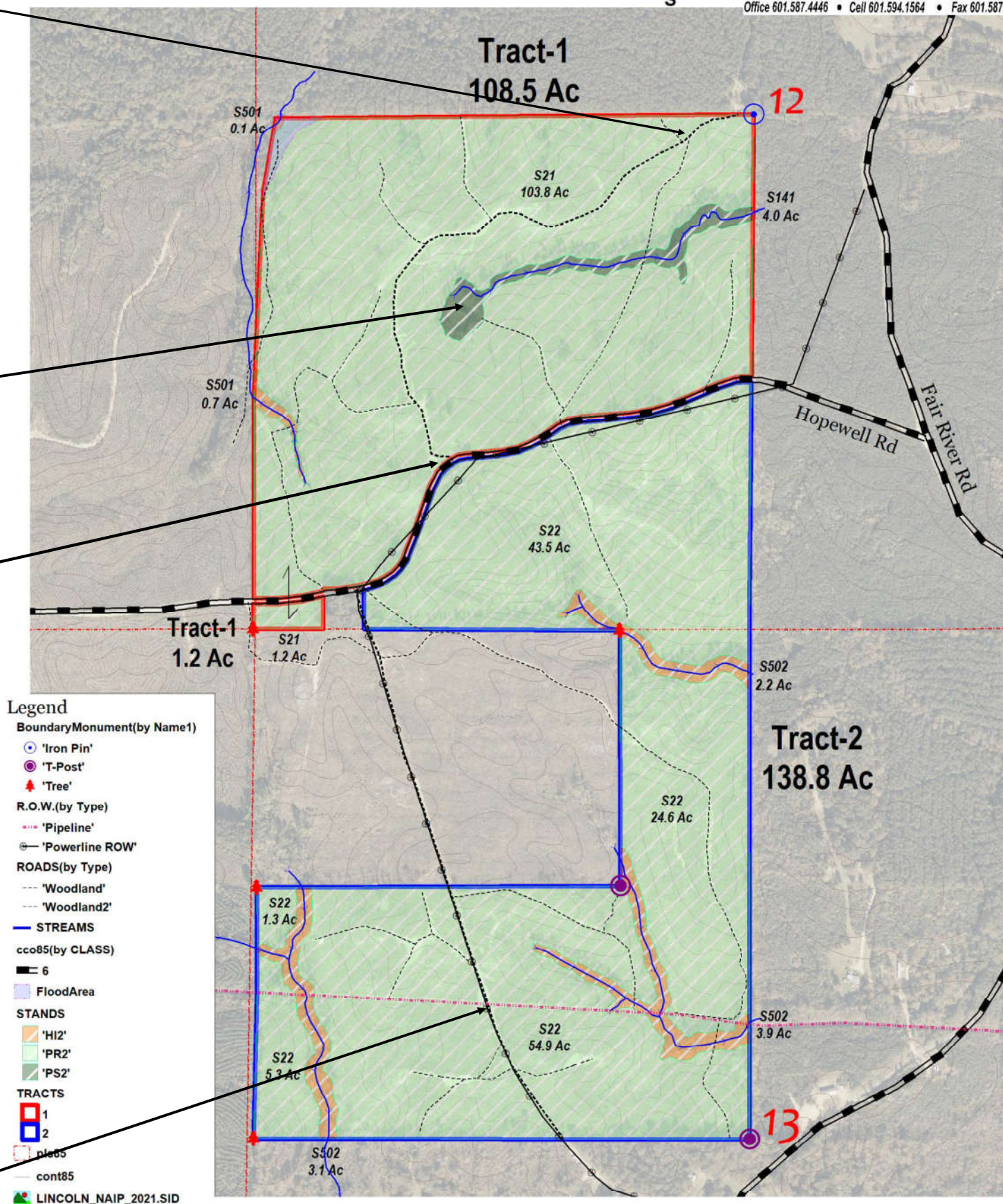
View of Food Plot

Hopewell Road Tract
Sections 12 & 13, T7N, R9E
Lincoln Co. MS

Stand #	Acreage	Total	Description
501	0.7		HI2
502	9.1	9.9	HI2
21	105.0		PR2
22	129.6	234.6	PR2
141	4.0	4.0	PS2
Total Acreage: 248.4			



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



- Legend**
- Boundary Monument (by Name1)
 - 'Iron Pin'
 - 'T-Post'
 - 'Tree'
 - R.O.W. (by Type)
 - 'Pipeline'
 - 'Powerline ROW'
 - ROADS (by Type)
 - 'Woodland'
 - 'Woodland2'
 - STREAMS
 - cso85 (by CLASS)
 - 6
 - Flood Area
 - STANDS
 - 'HI2'
 - 'PR2'
 - 'PS2'
 - TRACTS
 - 1
 - 2
 - plc85
 - cont85
 - LINCOLN_NAIP_2021.SID

Scale = 1 : 700.00 (In : US Feet)

700 0 700 US Feet

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"EVERYTHING TIMBERLAND"

To view this property contact me.



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Were on the Web!
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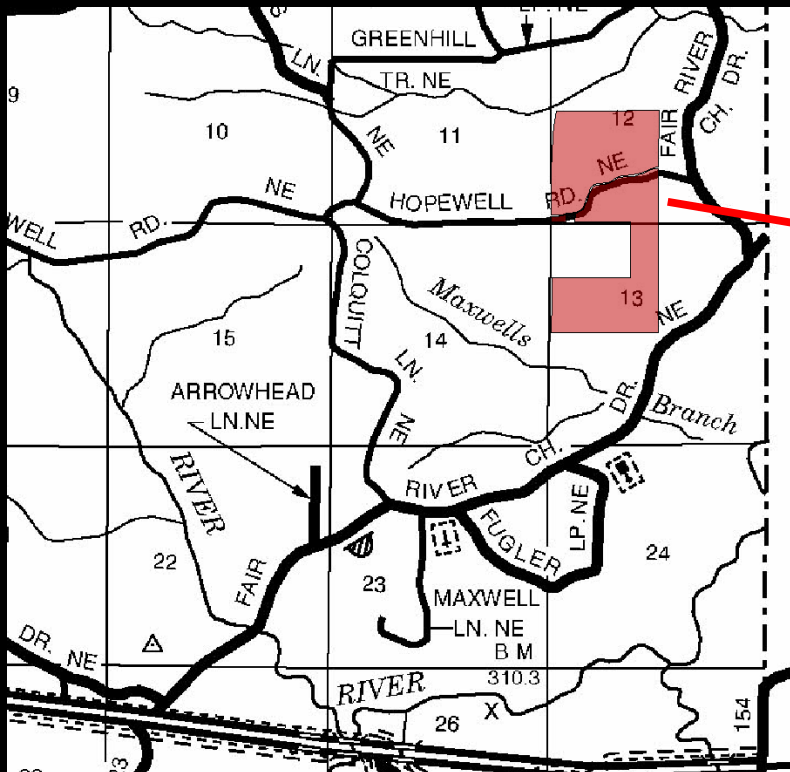
Mailing Address Line 1

Mailing Address Line 2

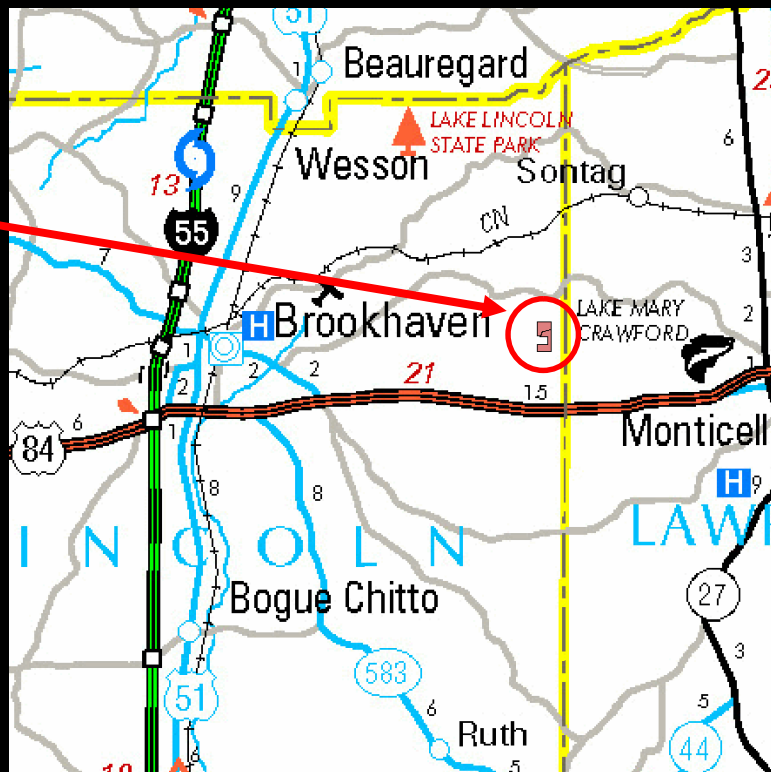
Mailing Address Line 3

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.