

FOR SALE, ±897 ACRES

“Old River Oaks”

A RIVER FRONT & SPECTACULAR RECREATIONAL PROPERTY

*A chance to own
property on White
Sands Creek and the
Pearl River.*

Property Amenities

Old River Oaks is ±897 acres of Pearl River bottomland that has belonged to one family since 1954. The river still slides past the same ancient oaks and mixed hardwoods it has known for generations, with more than a mile and a half of frontage and another quiet stretch on White Sands Creek. Swamps, hard-mast bottoms, and pockets of old loblolly give the land the look and feel of Old Mississippi—timber left largely in its natural state.

The many deer we have encountered stand and watch. Turkeys work the edges. Wild hogs and the rest of the river woods are here in force. Only family and a handful of friends have hunted it since the 1950s. Food plots are already in place, yet the place still feels undisturbed and almost forgotten.

This is not another cutover tract. It is a once-in-a-lifetime stretch of river, oak, and time, the kind that rarely comes to market.



White Sands Creek, the coldest & clearest stream in the county.

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$3,335,564
(\$3,718.58/ac)

Tract Acreage: Tract 1-±245.0
ac, Tract 2-±652.0 ac

Tract Location-

Legal: T1-PT NW4 S27, PT
NE4 N&E of Rd, S28 T2-PT
S28 S&W of Rd, PT S29, PT
S32, PT NW4 S33, T6N,
R20W; & PT S5, T5N, R20W,
Lawrence County, MS

Address: 2113-2364 River
Rd, Silver Creek, MS 39663

Lat: 31°27' 21.8" N

Long: 90°00' 55.9" W

Paved Road Frontage: 3440'

Interior Roads: T1-9274' T2-Dirt
26408' Dirt

Utilities-

Water: Well Required

Electric: Pearl River EPA

Topography: Slightly Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes: 2025 est.
\$2,967.29 (\$3.31 /ac)

Tax Parcel Property Identification Number(s):

8573, 8576, 8580, 10108, 10118, 10122

FEMA Flood Zone: 570.4 acres (63.6%) lie
within the 100 year flood zone. FEMA MAP #
28077C0275C

History: Recreation & Timberland

Mineral Rights: None, Previously Reserved

Stream Frontage: Pearl River - 9,544', White
Sands Creek - 856'

Soils: Name, % Area, Loblolly Site Index

Jena Soils 0-2% slope, 45.7%, 100
Rosebloom Silt Loam 0-2% slope, 25.8%, 95
Cahaba Sandy Loam 0-2% slope, 12.8%, 87
Paden Silt Loam 0-2% slope, 9.3%, 90
Water, 2.1%, 0
Cahaba Sandy Loam 0-2% slope, 12.8%, 87
Rosella Silt Loam 0-2% slope, 1.2%, 80
Vanilla Soils 0-2% slope, 0.9%, 90
Nugent & Jena Soils 0-2% slope, 0.5%, 80

Driving Directions: From 184/127 intersection
(Monticello) Drive West on MS-184 1.9mi,
turn right on MS-43 & drive for 3.9mi, turn
right on MS-43 & drive 1.4mi, turn right on
River Road & continue 3.8mi to tract.

Estimated Driving Times to Tract:

New Orleans: 129 mi, 2hr 20 min
Baton Rouge: 153 mi, 2hr 23 min
Jackson: 74 mi, 1hr 20 min
Hattiesburg: 54 mi, 1hr 14min

Species Available for Hunting:

White-tailed Deer	Wild Turkey	Wild Pigs
Squirrel	Rabbit	Ducks Alligator

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? No

Sub-dividable? No, Sold in it's entirety

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 Entry 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.

NOTE: The attached timber data was completed in 2022 and reflects
conditions and estimated volumes as of that date only. Since then the
property has been affected by the 2023 drought and subsequent wind
events. Those events have changed stand conditions and merchantable
volume. The 2022 cruise is provided solely as historical information and
is not a representation of current timber volume, acreages, quality, or
value. A prospective purchaser who wants current figures should obtain
a new cruise at their own expense. Seller and its agent make no warranty
as to present volumes and assume no liability for reliance on the
2022 data.

Timber 2022: Type-Acres-Age

Hardwood Intermediate High Density-622.2 ac.-86+yrs
Mixed Intermediate High Density-97.0 ac.-86+yrs
Hardwood Intermediate High Density/wet-67.6 ac.-86+yrs
Pine Intermediate High Density-47.9 ac.-86+yrs
Water - 16.6 ac.
Open-10.0 ac.- 0+yrs
(continued on next page)

(Continued from previous page)

Mixed Pulpwood Low Density-9.7 ac.- 61yrs
 Hardwood Pulpwood High Density/wet-6.5 ac.-86+yrs
 Mixed Intermediate Very High Density-6.0 ac.- 86yrs
 Hardwood Sawtimber Very High Density-4.9 ac.-86+yrs
 Pine Pulpwood High Density-3.5 ac.-23 yrs
 Hardwood Pulpwood Med. Density-2.5 ac.-23+yrs
 Hardwood Regen. Med. Density-1.8 ac.-30+yrs
 Mixed Regen. Med. Density-0.7 ac.- 23yrs

2022 Timber Cruise Volumes

Pine Pulpwood	1,508.2 tons
Pine Chip-N-Saw	746.9 tons
Pine Sawtimber	13,253.5 tons
Spruce Pine Sawtimber	3,929.7 tons
Hardwood Pulp	20,315.1 tons
Hardwood Pallet	2,093.4 tons
Red Oak Sawtimber	18,541.7 tons
White Oak Sawtimber	3,889.7 tons
Misc. Hard Sawtimber	18,831.3 tons
Total	83,109 tons



Aerial view of adjoining Ag Fields



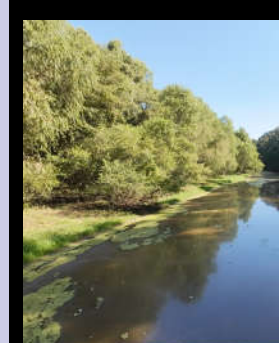
Aerial view along Pearl River



Huge Cherrybark Oak



View of Hardwood Stand



Oxbo

Old River Oaks Tract

2022 Timber Stands Map

Sections 27, 28, 29, 32, & 33, T6N, R20W

Section 5, T5N, R20W

Lawrence Co. MS

Stand #	Acreage	Total	Description
298	16.6	16.6	H2O
100	144.0		HI3
200	478.2	622.2	HI3
210	67.6	67.6	HI3w
205	2.5	2.5	HP2
211	6.5	6.5	HP3w
212	1.8	1.8	HR2
213	4.9	4.9	HS4
101	47.0		MI3
201	50.0	97.0	MI3
202	6.0	6.0	MI4
204	9.7	9.7	MP1
103	0.7	0.7	MR2
199	5.5		OR0
299	4.6	10.0	OR0
102	47.9	47.9	PI3
206	3.5	3.5	PP3

Total Acreage: 897.0

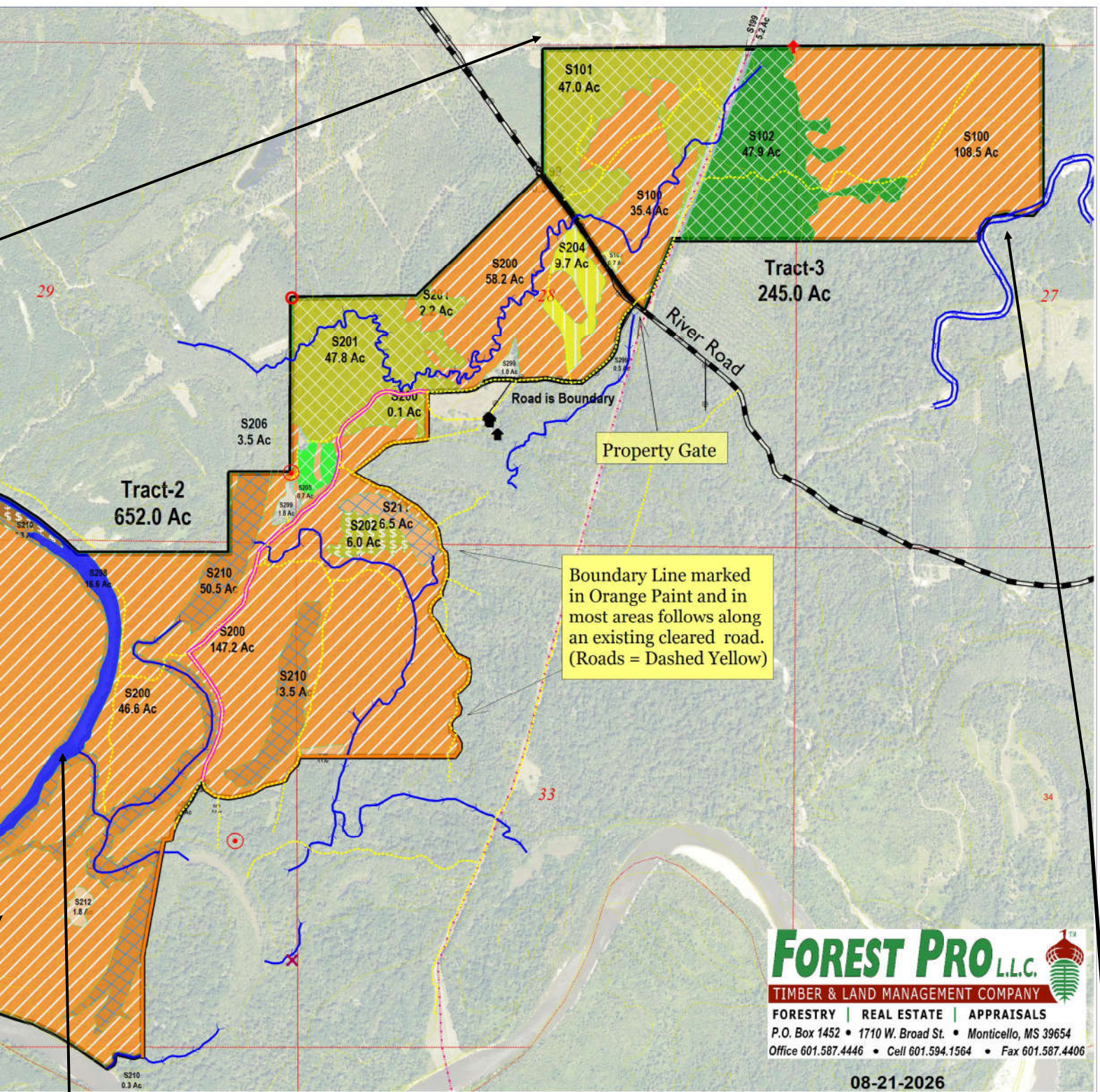
Legend

★ STRUCTURES
boundary100(by Type)
○ 'Iron Pin'
○ 'Iron Pipe'
× 'T Post'
★ 'Tree'
ROADS
OrangePaint
STREAMS
POWERLINES
Public Road
FinleyEasement(by BufStart_sf)
0
cont77
STANDS
'H2O'
'HI3'
'HI3w'
'HP2'
'HP3w'
'HR2'
'HS4'
'MI3'
'MI4'
'MP1'
'MR2'
'OR0'
'PI3'
'PP3'
TRACTS
Pipeline
pls77
2025.TIF

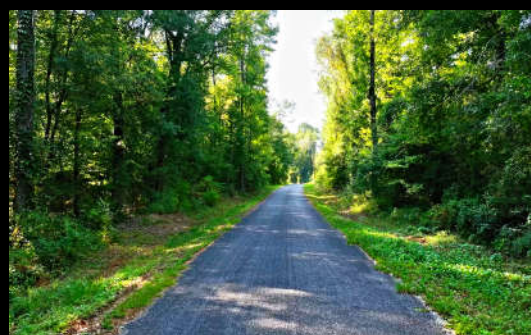
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Scale = 1 : 1130.00 (In : US Feet)





White Lake



View along River Road



Aerial view of White Sands Crk.

Old River Oaks Tract

2025 Aerial Photo Map

Sections 27, 28, 29, 32, & 33, T6N, R20W

Section 5, T5N, R20W

Lawrence Co. MS

Stand #	Acreage	Description
100	144.0	HI3
101	47.0	MI3
102	47.9	PI3
103	0.7	MR2
199	5.5	OR0
200	478.2	HI3
201	50.0	MI3
202	6.0	MI4
204	9.7	MP1
205	2.5	HP2
206	3.5	PP3
210	67.6	HI3w
211	6.5	HP3w
212	1.8	HR2
213	4.9	HS4
298	16.6	H2O
299	4.6	OR0

Total Acreage: 897.0

Legend

↑ STRUCTURES

boundary100(by Type)

- 'Iron Pin'
- 'Iron Pipe'
- ✕ 'T Post'
- ↑ 'Tree'

ROADS

OrangePaint

STREAMS

POWERLINES

Public Road

FinleyEasement(by BufStart_sf)

0

STANDS

TRACTS

cont77

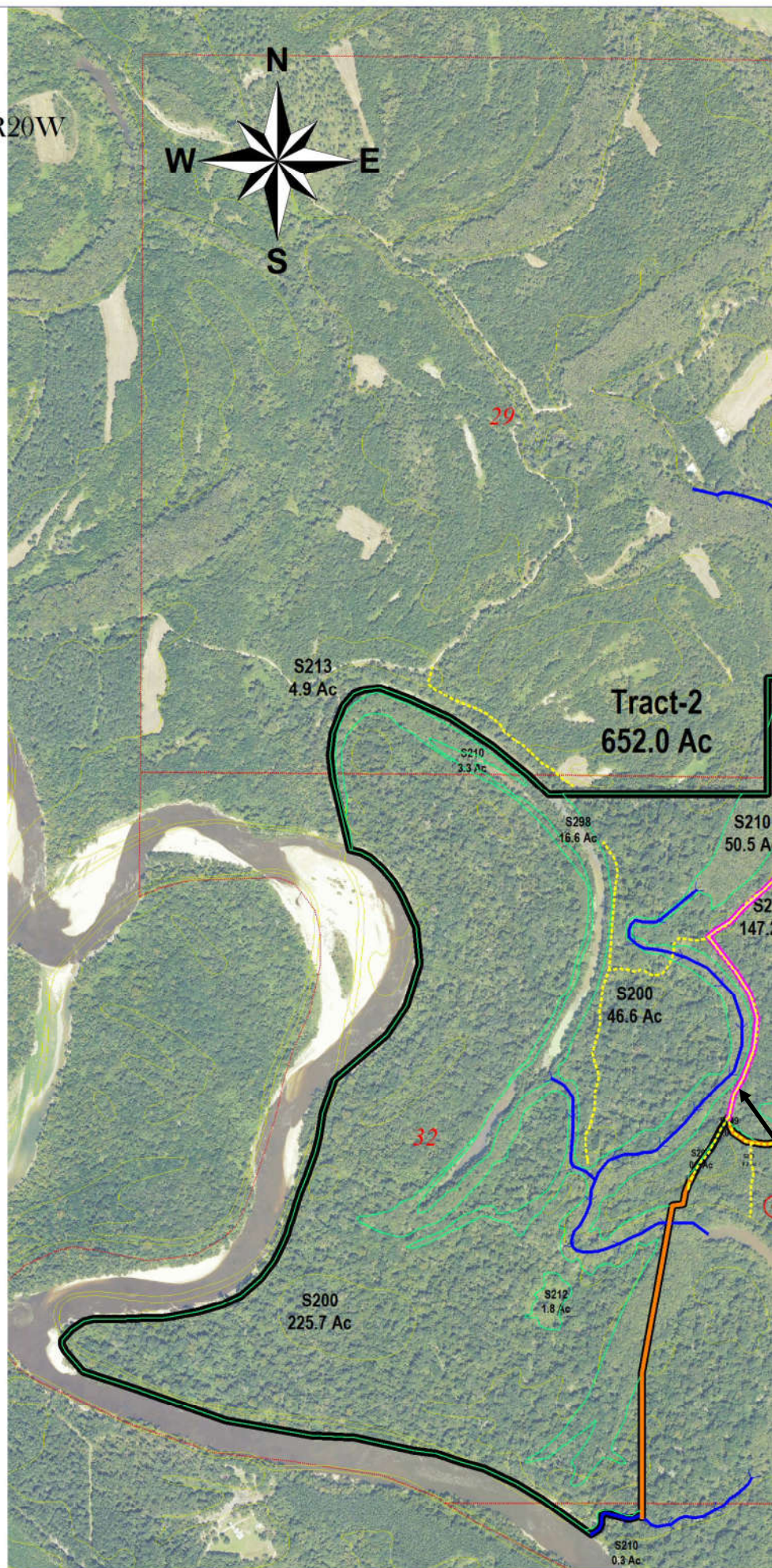
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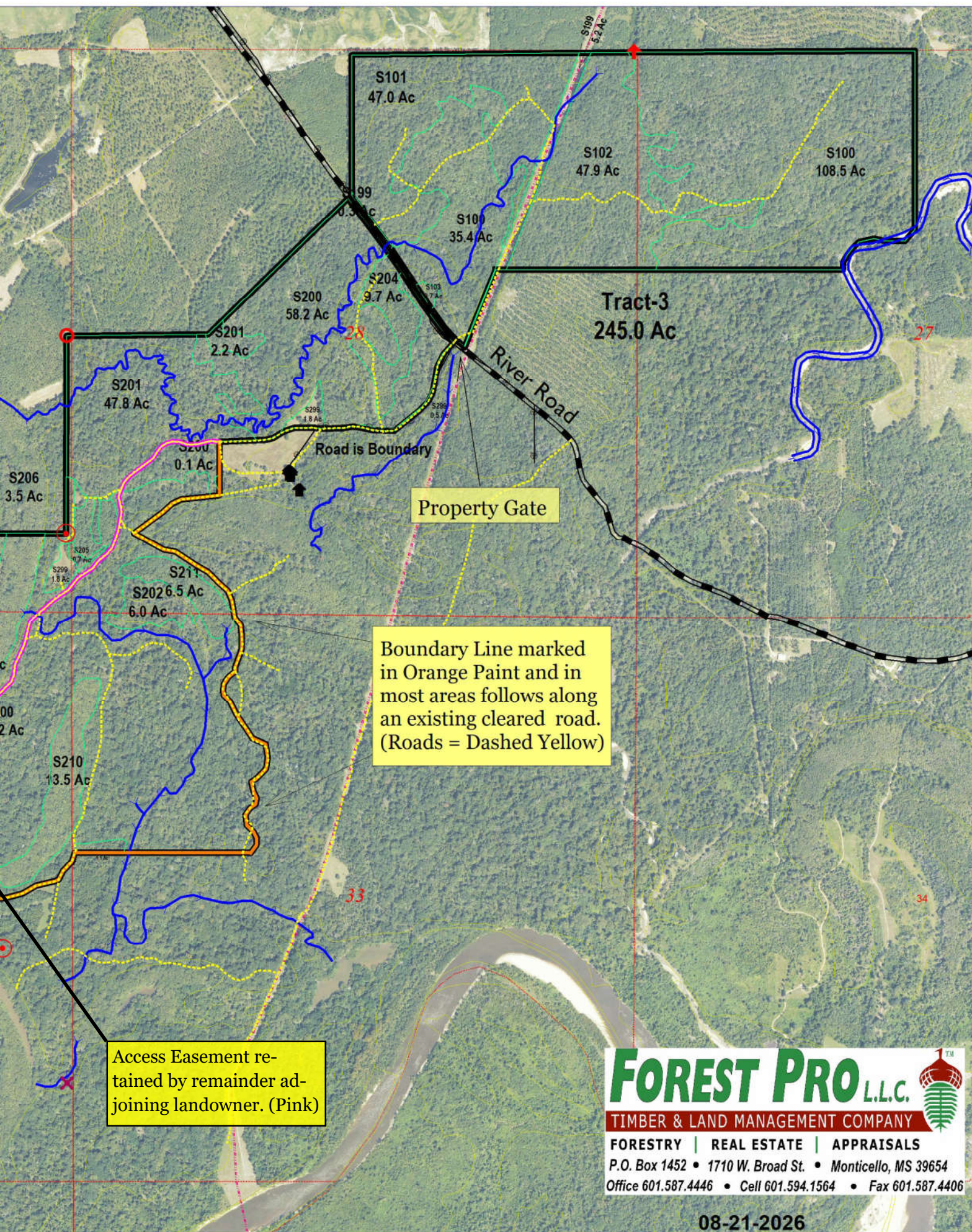
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Property Gate

Boundary Line marked
in Orange Paint and in
most areas follows along
an existing cleared road.
(Roads = Dashed Yellow)

Access Easement re-
tained by remainder ad-
joining landowner. (Pink)

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

08-21-2026

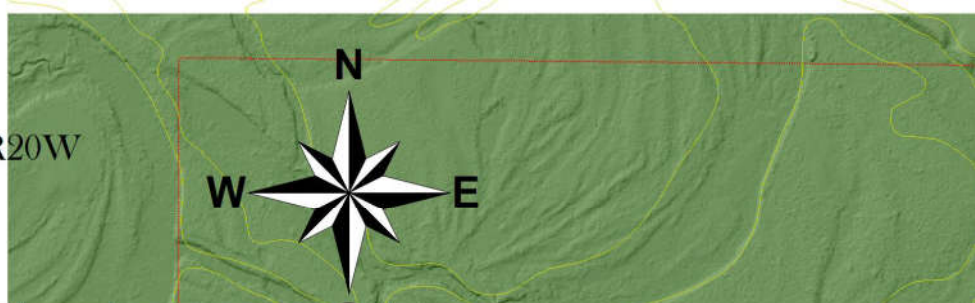
Old River Oaks Tract

Soils & Flood Zone Map

Sections 27, 28, 29, 32, & 33, T6N, R20W

Section 5, T5N, R20W

Lawrence Co. MS



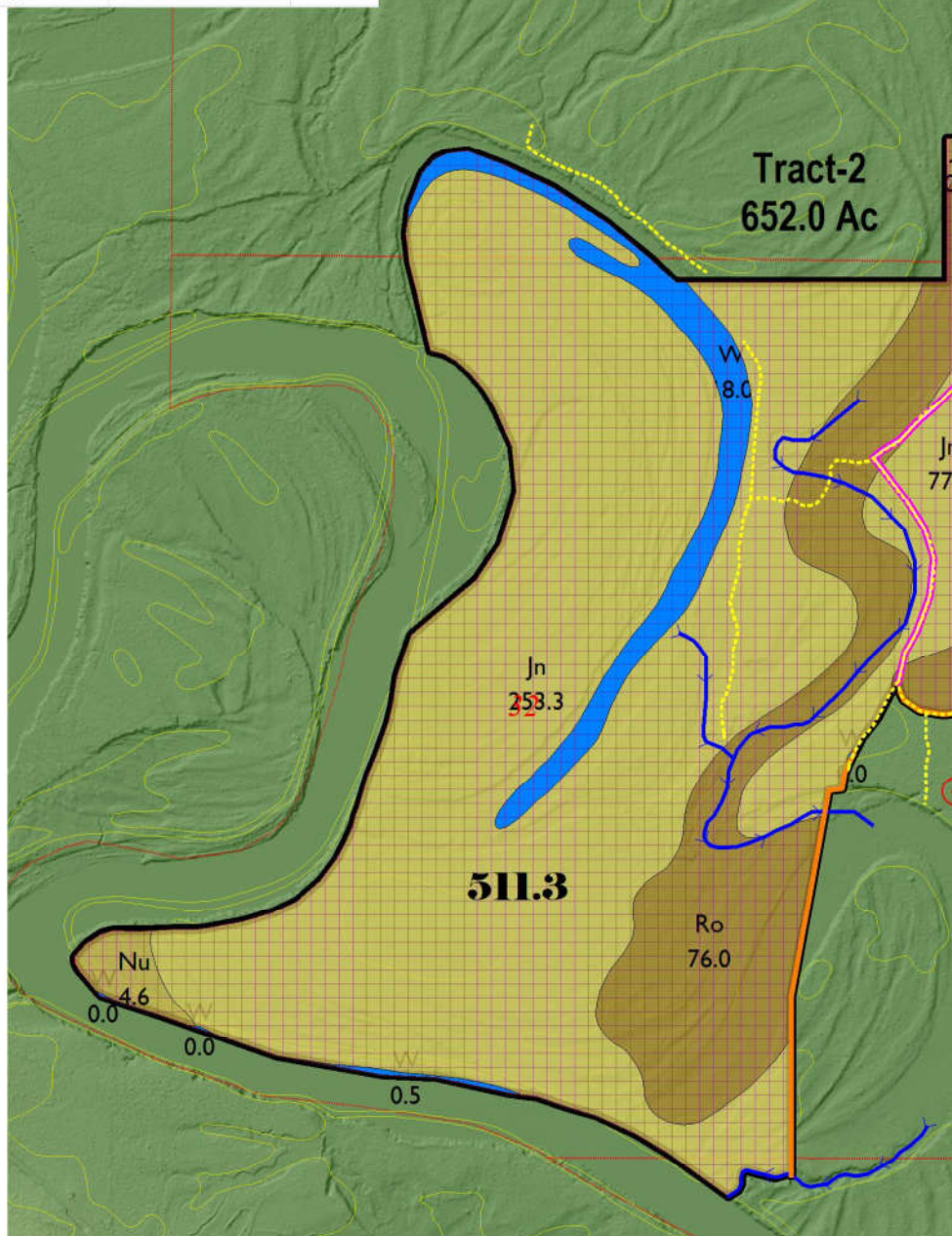
MUSYM	Name	Area_Acres	SI_50	Desired Species	Percent
Jn	Jena Soils, frequently Flooded	409.6	100	Loblolly	45.7%
Ro	Rosebloom Silt Loam, 0-2%	231.8	95	Cherrybark Oak	25.8%
ChA	Cahaba Sandy Loam, 0-2%	114.6	87	Loblolly	12.8%
PaA	Paden Silt Loam, 0-2%	83.6	90	Yellow Poplar	9.3%
W	Water	19.0	0		2.1%
ChB	Cahaba Sandy Loam, 2-5%	14.6	87	Loblolly	1.6%
Rs	Rosella Silt Loam	11.1	80	Loblolly	1.2%
Wa	Vanilla Soils	8.1	90	Loblolly	0.9%
Nu	Nugent & Jena Soils, 0-3%	4.6	80	Loblolly	0.5%
		897.0			

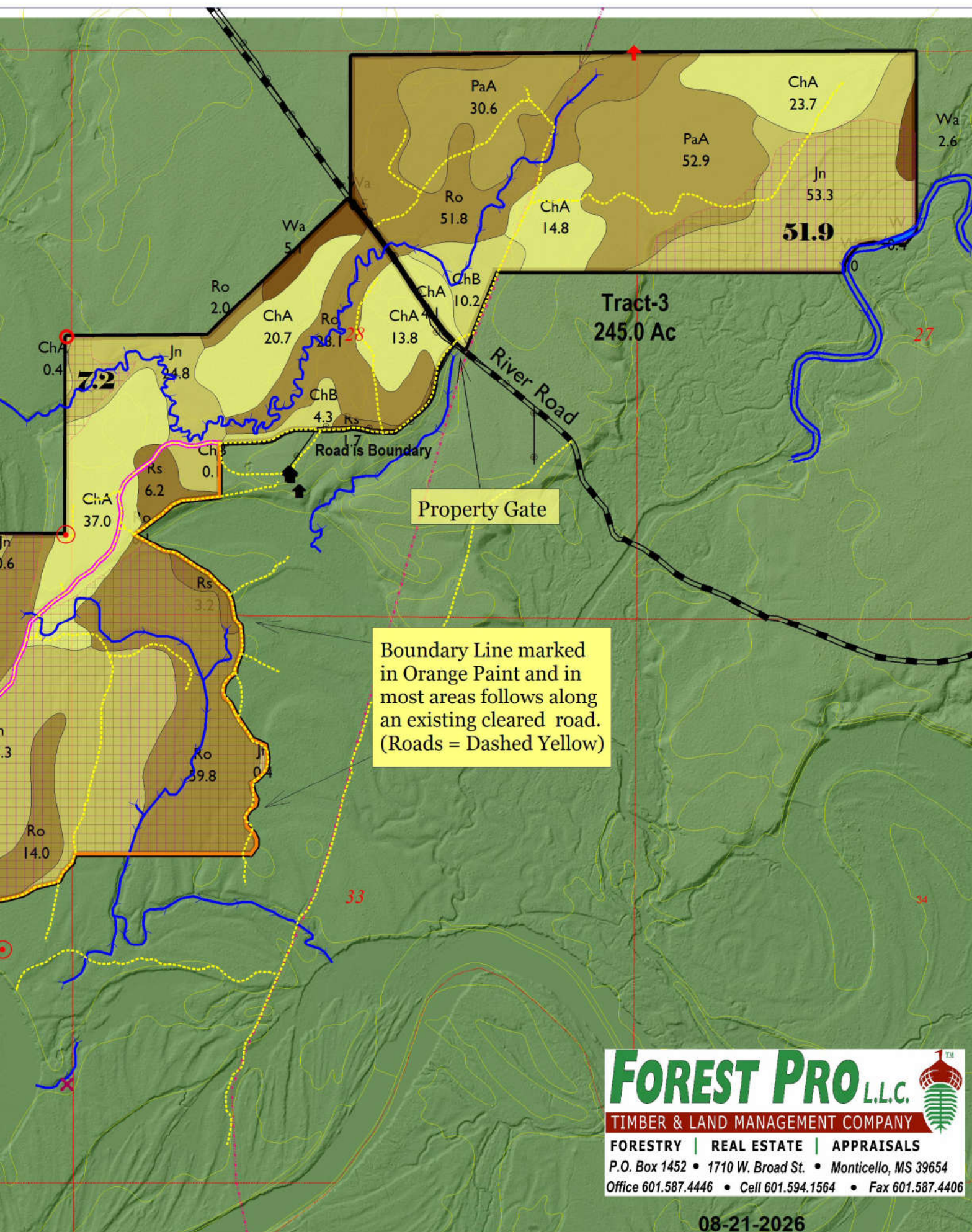
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	ROADS
	OrangePaint
	STREAMS
	POWERLINES
	Public Road
	Finley Easement(by BufStart_sf)
	0
	Flood Zone(by FLD_ZONE)
	'A'
	BourneSoils(by MUSYM)
	'ChA'
	'ChB'
	'Jn'
	'Nu'
	'PaA'
	'Ro'
	'Rs'
	'W'
	'Wa'
	TRACTS
	cont77
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	DEM.TIF

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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



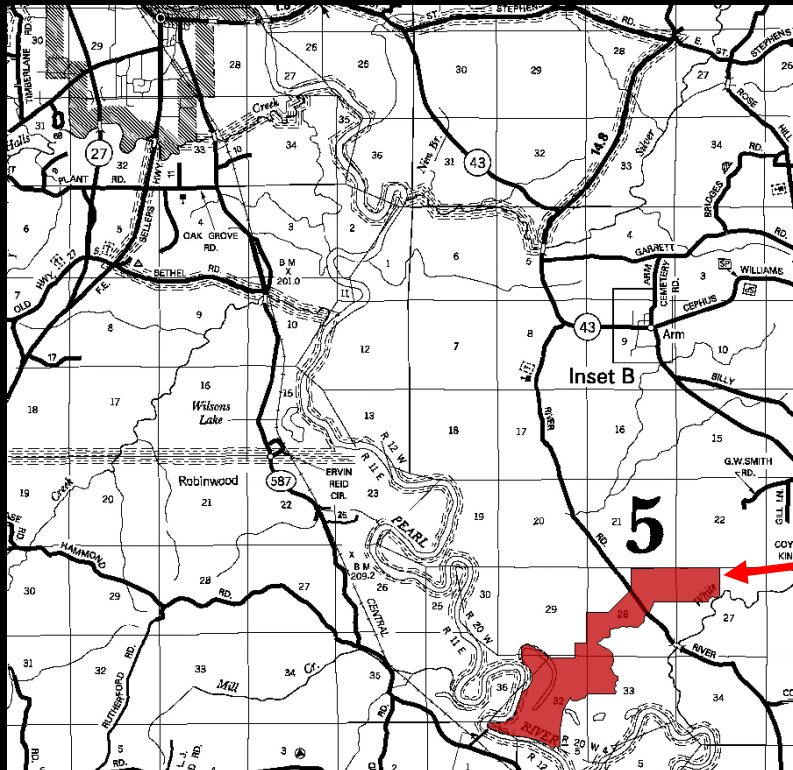
Mailing Address Line 1

Mailing Address Line 2

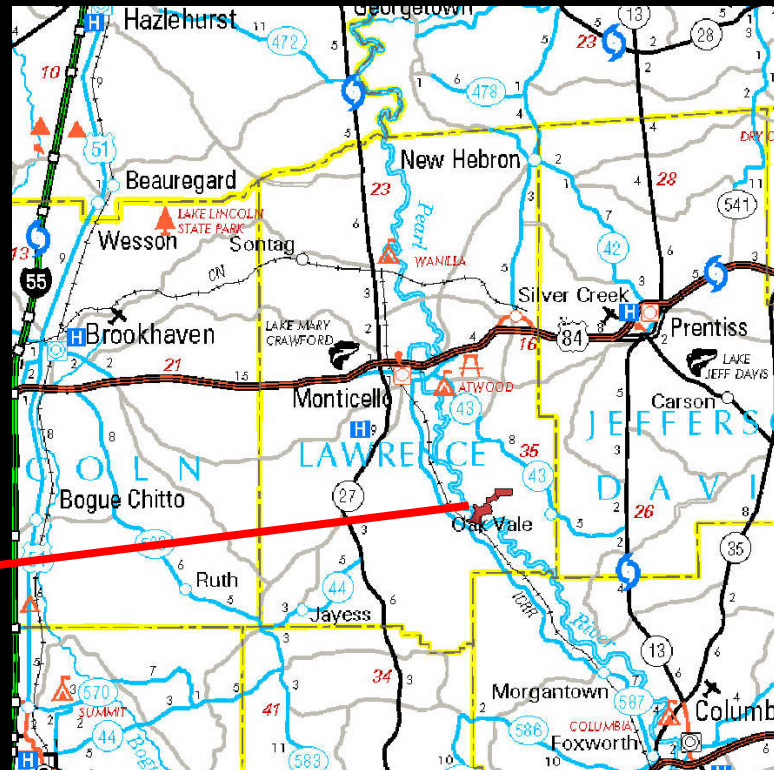
Mailing Address Line 3

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.