

For Sale

"Moonshine Hollow"

Step back in time

A chance to own
ground the highway
forgot — ridgetop
woods and a cold
tributary of Tilton
Creek.

Property Amenities

Turn off Price Road onto Cephas Smith and the present tense starts to fade. Half a mile of old county road, then a recorded easement through sawtooth oak grove and a corn field, and you are on the ridgetop — no highway, no signal worth chasing, no reason to look at a screen. It feels like a quieter century, the kind folks talk about at the cracker barrel and almost never find.

The talk around here is that shiners once ran stills in these woods. That cannot be proven. What can is why the story stuck: the place is remote, the cover is thick, and a clean, cold tributary of Tilton Creek still runs through it. Those are the same reasons deer and turkey use it now, and why a man can walk it all afternoon without hearing a truck.

An 8.8-acre native-grass field sits as a blank slate if you want a plot or a mast orchard. The rest is pine money, older oak, and a hunting

woods that does not all look the same. Off the road. On a live creek. Ground that still makes sense without the internet.



Hiding on the field edge.

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

Just the Facts:

Sales Price: \$551,800 or \$3,100 per deeded ac.

Tract Acreage: Deeded & Taxed, 178.0 acres, Measured by survey grade RTK GPS: ±184.4 acres. RTK GPS acreage is not a recorded survey.

Tract Location-

Short Legal: NE4 SE4; NW4 SE4; S2 SE4; S 10ac NE4 SE4; & 8ac NE Crnr SE4 SW4. All in S21 T5N, R11E, Lawrence County, MS

Address: ≈100 Cephas Smith Rd., Jayess, MS 39641

Lat: 31°22' 42.1" N

Long: 90°06' 29.4" W

Access Road Frontage: 30' recorded easement Book A223, page 52

Interior Roads: 14,163' Dirt

Utilities— 3,974' from tract.

Water: Jayess-Tilton Water As.

Electric: Pearl River EPA

Topography: Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes: 2025- \$492.61

Tax Parcel Property Identification Number (s): 6661

FEMA Flood Zone: No Portions lie within the 100 year flood zone. MAP # 28077C0275C dated 6/2/2011

History: Timberland

Mineral Rights: None, Reserved

Streams: Tilton Creek Tributary-3,151'

Soils: Name, % Area, Loblolly Site Index
Providence Silt Loam 2-5% slope, 30.93%, 87

Smithdale fine Sandy Loam 12-40% slope, 69.1%, 89

Driving Directions: From Hwy 27/Hwy 44 interchange, (Topeka School) drive South on Hwy 27, 2.9 miles. Turn left (E) on Price Road for 1.1 miles. Turn left (N) on Cephas Smith Road for 0.6 miles to gate. Thru gate along easement for 0.6 miles to tract.

Estimated Driving Times to Tract:

New Orleans: 110 mi, 2hr 13 min

Baton Rouge: 123 mi, 2hr 8 min

Jackson: 76 mi, 1hr 22 min

Hattiesburg: 58 mi, 1hr 16min

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, Sold in its 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 Access Permit at (<https://tinyurl.com/22vhbeak>) and picture text it back to (601) 594-1564.

Timber Conveyed: Type-Acres-Age

Pine Pulpwood Med. Density-76.8 ac.-12 yrs

Hardwood Intermediate Low Density with Pine Pulpwood Low Density-52.9 ac.-12+yrs

Hardwood Intermediate Med. Density-30.6 ac.-66+yrs

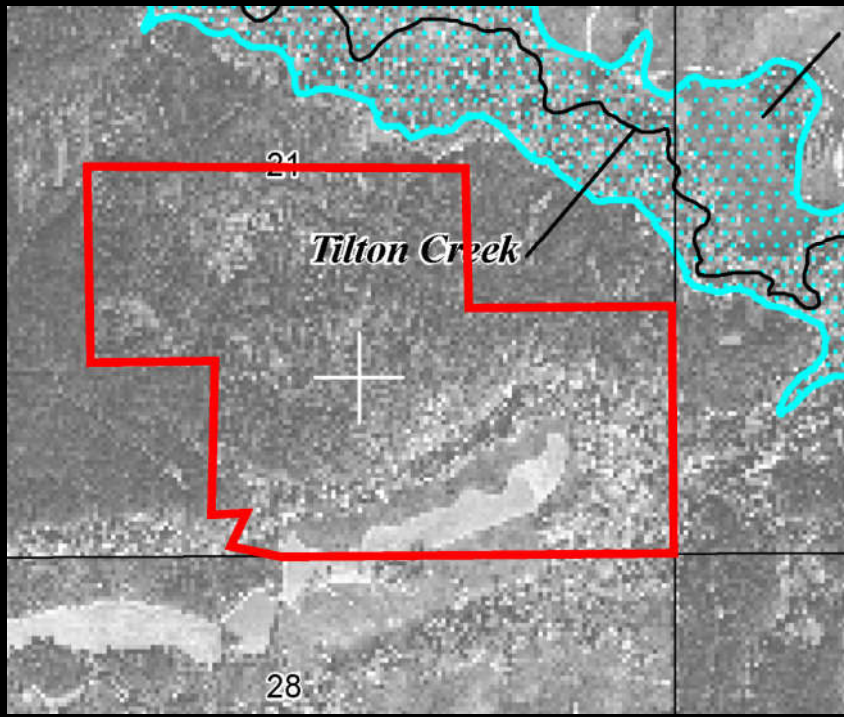
Pine Pulpwood V. High Density-14.7 ac.-22 yrs

Pine Intermediate Med. Density-0.6 ac.-30 yrs

Open-8.8 ac.- 0+yrs

Exclusive agent: Mark E. Dale/Forest Pro LLC

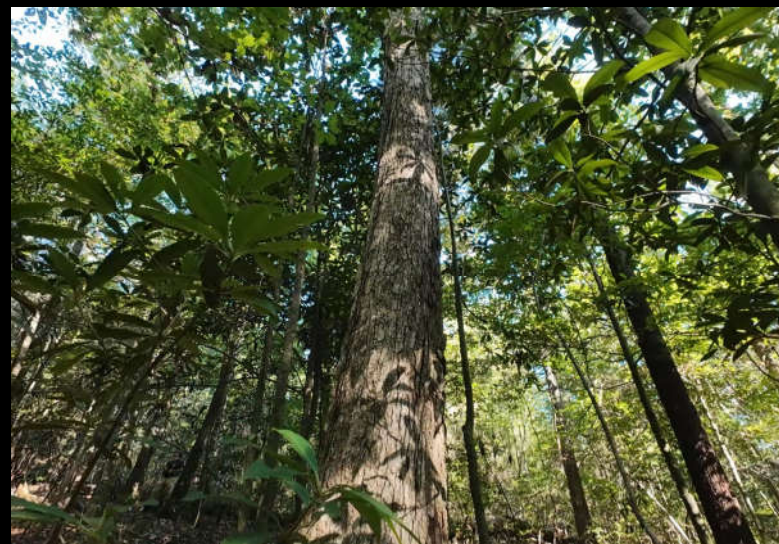
Supplemental Maps
FEMA Flood Zone Map



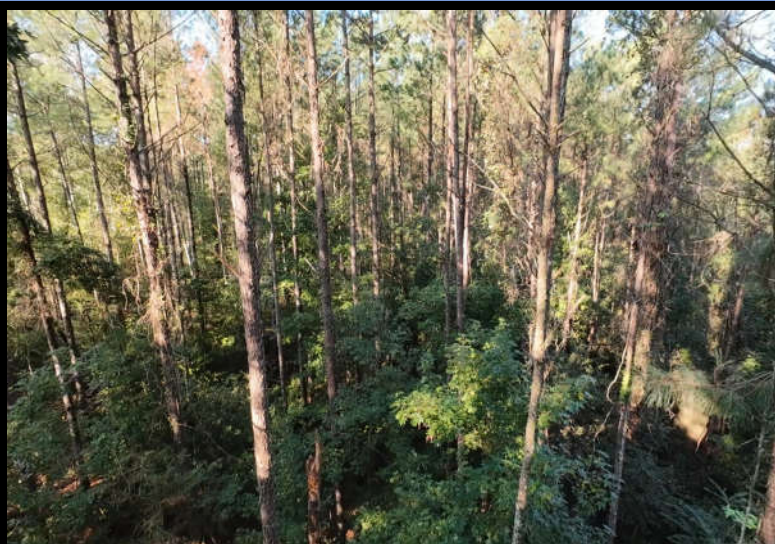
View of Creek



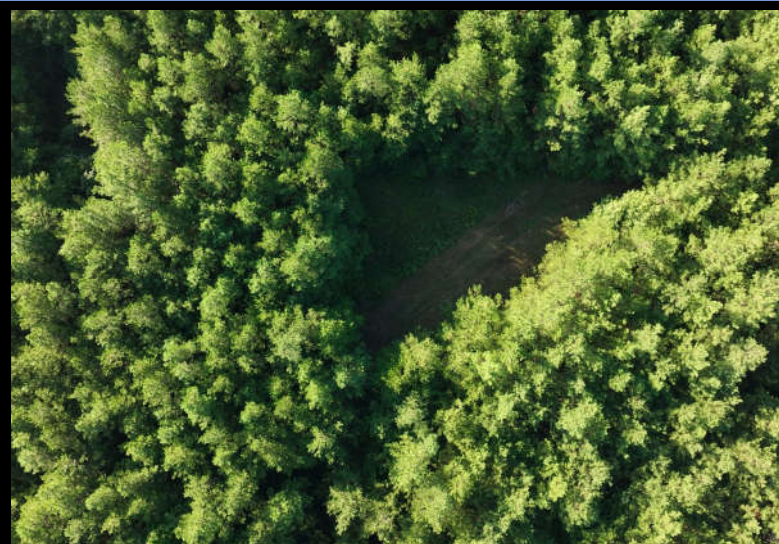
Deer standing in Field



Large White Oak



Pine Stand

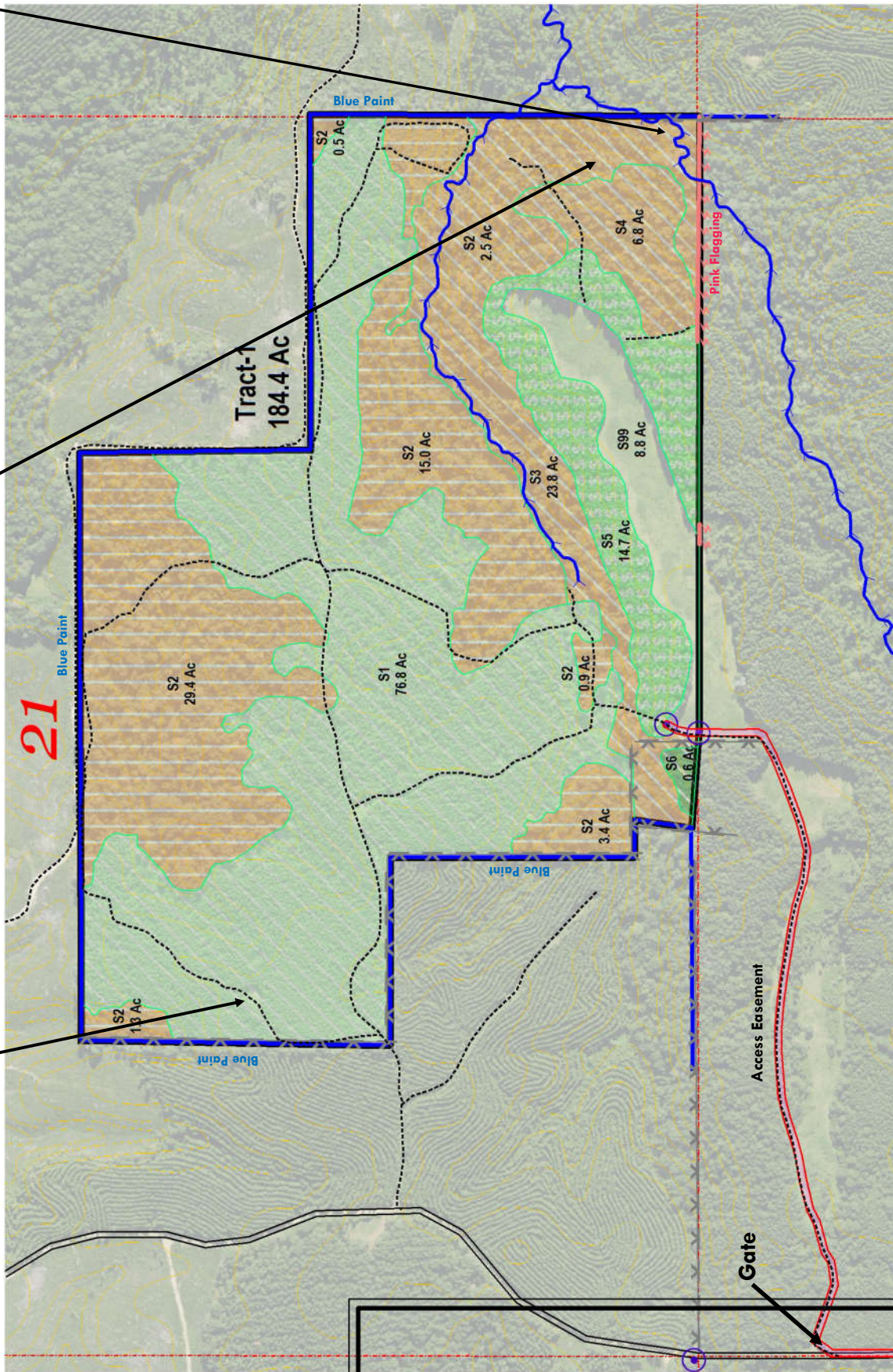


Plot in Pines

Moonshine Hollow

Section 21, T5N, R11E
Lawrence Co. MS

Stand #	Acreage	Total	Description
2	52.9	52.9	H11-PR2
3	23.8		H12
4	6.8	30.6	H12
99	8.8	8.8	ORQ
6	0.6	0.6	P12
5	14.7	14.7	PP4
1	76.8	76.8	PR2
Total Acreage: 184.4			



Legend

- ROADS
- Easement (by BufStart_sf)
- 0
- STREAMS
- boundary 30 (by Type)
- 'Iron Pin'
- Old Fence
- Pink Flagging
- Blue Point
- eco 77 (by CLASS)
- 6
- 7
- 8
- STANDS
- 'H11-PR2'
- 'H12'
- 'ORQ'
- 'P12'
- 'PP4'
- 'PR2'
- TRACTS
- pls77
- cont77
- LAWRENCE_NAIP_2023.SID

Scale = 1 : 660.00 (In : US Feet)

660 0 US Feet

09-17-2026

FOREST PRO^{LLC}

TIMBER & LAND MANAGEMENT COMPANY

FORESTRY | REAL ESTATE | APPRAISALS

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"EVERYTHING TIMBERLAND"

To view this property contact me.



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We're on the Web!
www.theforestpro.com
www.timberlandsales.com



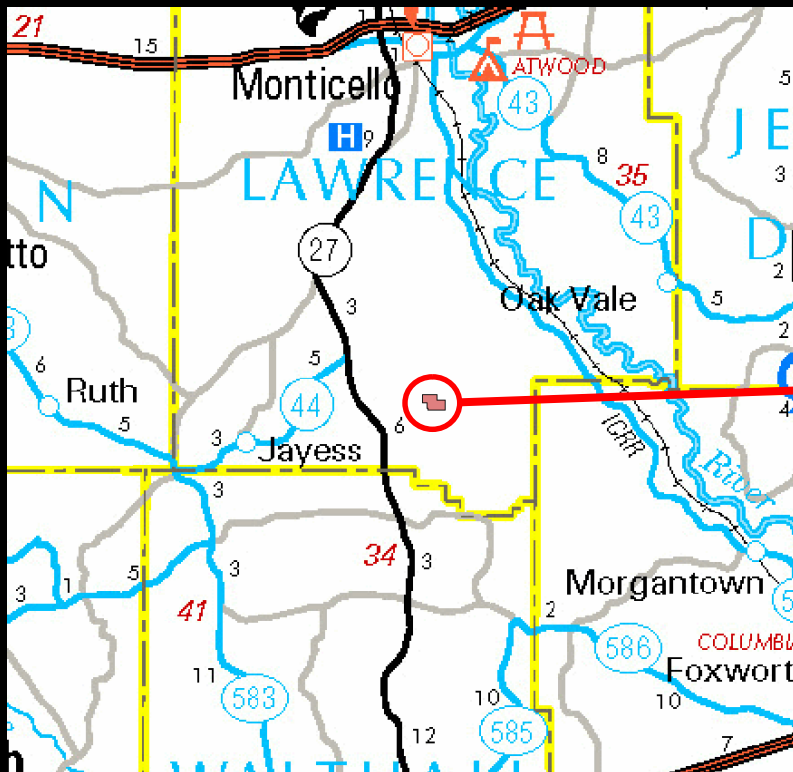
Mailing Address Line 1

Mailing Address Line 2

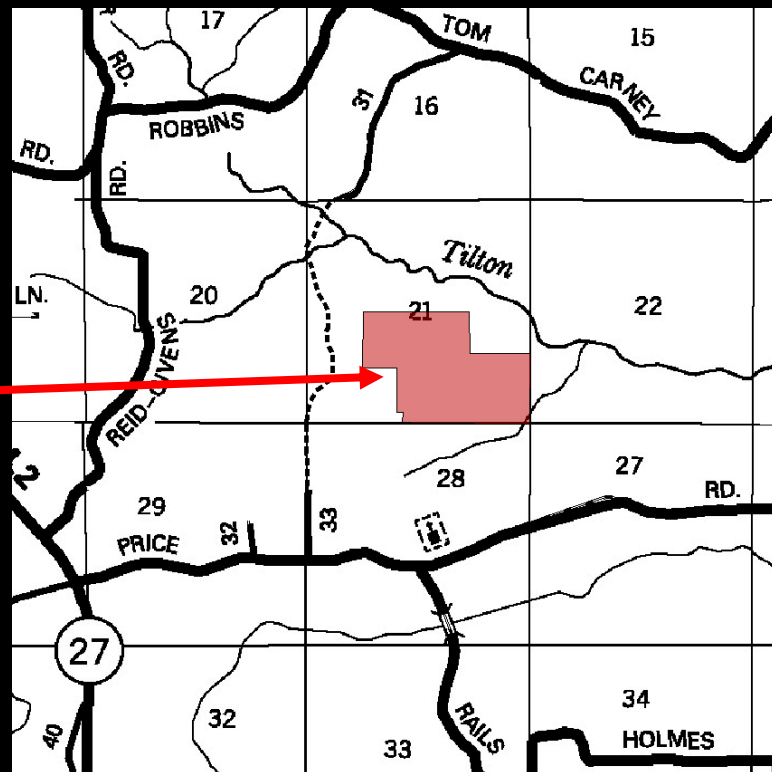
Mailing Address Line 3

Mailing Address Line 4

Mailing Address Line 5



County Location Map



Area 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.