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.



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www.theforestpro.com
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TIMBERLAND SALES, LLC
A PROFESSIONAL FORESTERS REALTY GROUP

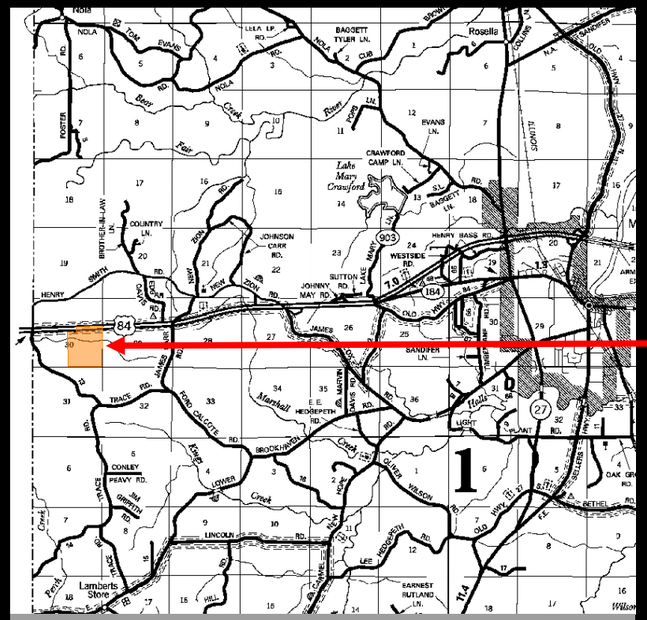
Mailing Address Line 1

Mailing Address Line 2

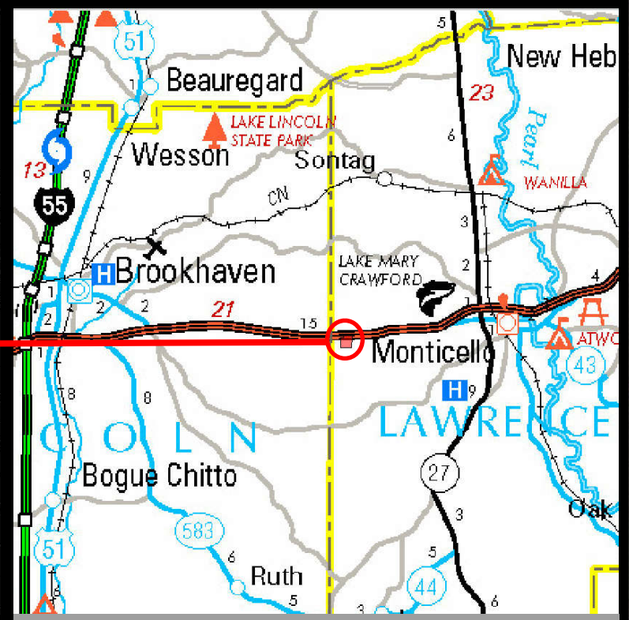
Mailing Address Line 3

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.

For Sale, ±178 acres

"Perch Creek Ridge"

AN INVESTMENT & RECREATIONAL TIMBERLAND PROPERTY

A chance to own paved-road timberland on Highway 84, between Brookhaven and Monticello.

Pages 2 & 3 - Pictures & Maps.

Page 4 - Location Maps.

About the Ground

Head east at the Lawrence/Lincoln line on Highway 84 and the tract is 0.8 miles on the right. Nearly two thousand feet of paved frontage, then rolling timber south of the highway. Brookhaven is twenty minutes one way, Monticello the other. This is the old east-west corridor — the line the St. Stephens Road used to run before the state was formed — and it still moves.

The ground was cut with the hunting in mind. Extra-wide streamside zones were left along an intermittent tributary of Perch Creek, so the cover did not disappear with the pine. The planted stands that came back are in good shape: twelve-year dozer-planted and eleven-year hand-planted loblolly, both second-generation genetically improved, medium density, clean rows. A mixed sawtimber stand of oak and pine sits on the older ground. The open acres are already in food plots.

Deer and turkey use the edges where the pine meets the hardwood buffers. The place is timberland first, managed that way, with the hunting already built into the layout. Easy access. Good roads. Creek draws that were left with a purpose.



Hardwoods along Perch Creek Tributary

Just the Facts:

Disclosure: Listing Broker is Brother of the Seller.

Sales Price: **$597,350**

Tract Acreage: GIS Mapped ±178.0, Deed ±220, Taxed 182.32.

Tract Location-

Legal: SE4; SE4 OF NE4 (S of HWY); & E2 SW4 NE4 (S of HWY); Sec. 30, T7N, R10E, Lawrence County, MS

Address: ≈152 MS Hwy 84, Monticello, MS 39654

Lat: 31°32' 55.7" N

Long: 90°13' 54.1" W

Paved Road Frontage: 1970' MS-HWY 84

Interior Roads: 7,487' -Dirt

Utilities-

Water: Lawrence Co. Water As.

Electric: So. Pine EPA

Topography: Rolling

Zoning: Rural, Timberland

Ad Valorem Taxes: 2025- $642.57

Tax Parcel Property Identification Number(s): 527

FEMA Flood Zone: No Portions lie within the 100 year flood zone. MAP # 28077C0175C

History: Timberland

Mineral Rights: None

Streams: Intermittent-3,734' Perch Crk Trib.

Soils: Name, % Area, Loblolly Site Index

Cadeville & Falkner 4-8% slopes, 5.2%, 83

Cadeville & Falkner 8-12% slopes, 9.5%, 83

Cahaba Sandy Loam 0-2% slopes, 2.7%, 87

Jena Soils, 13.5%, 100

Providence Silt Loam 2-5% slope, 10.0%, 87

Providence Silt Loam 5-8% slope, 1.7%, 87

Ruston Sandy Loam 5-8% slope, 8.1%, 91

Ruston Sandy Loam 8-12% slope, 3.0%, 86

Saffell Grvlly Sndy Lm 2-5% slope, 8.2%, 67

Saffell Grvlly Sndy Lm 12-17% slp, 8.2%, 67

Smithdale Sndy Loam 15-30% slp, 37.8%, 86

Driving Directions: From the Lincoln/Lawrence County Line on Hwy 84, drive East on Hwy 84 0.8 miles to Tract 1 on the Right (South) side of the Highway.

Estimated Driving Times to Tract:

New Orleans: 144 mi, 2hr 12 min

Baton Rouge: 133 mi, 2hr 2 min

Jackson: 72 mi, 1hr 8 min

Hattiesburg: 72 mi, 1hr 14min

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 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: Type-Acres-Age

Pine Regeneration Med. Density-91.4 ac.-12 yrs (Hybrid Approach value $663.80/ac)

Pine Regeneration Med. Density-32.8 ac.-11 yrs (Hybrid Approach value $609.56/ac)

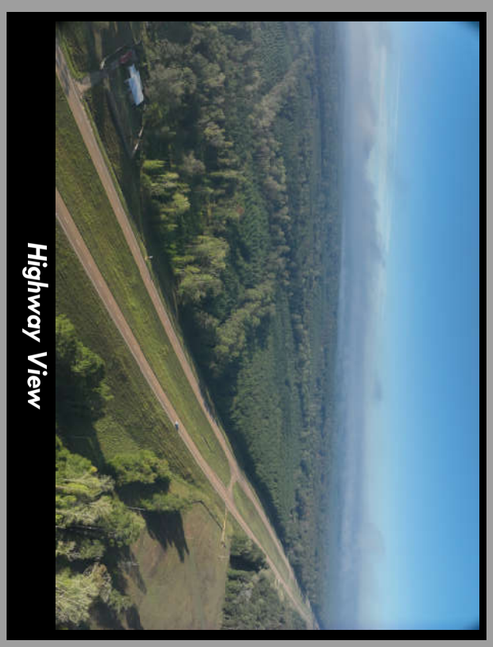
Mixed Sawtimber Med. Density-52.6 ac.– 60+yrs

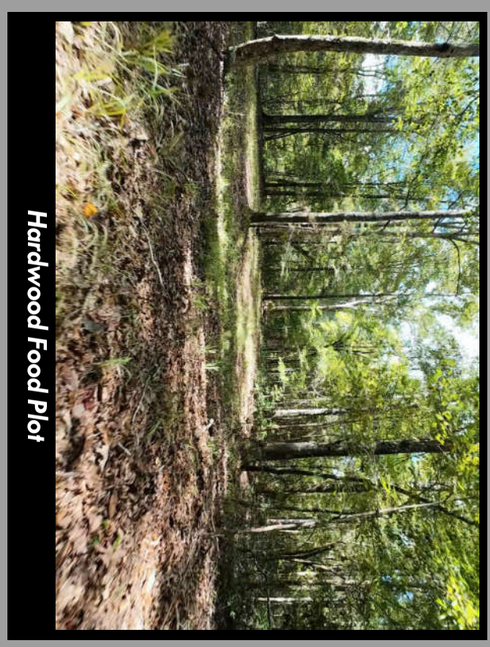
Open-1.1 ac.- 0+yrs

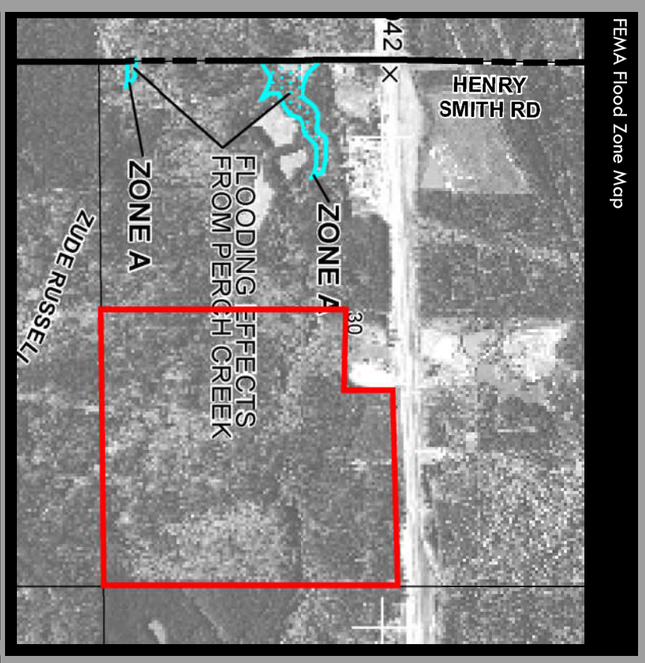
2026 Acquisition Timber Cruise Volumes- 52.6ac Mixed Stand C.I.80/ ±15%

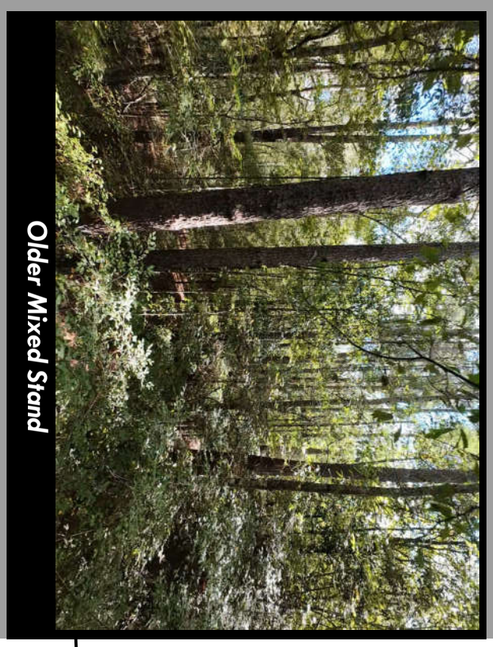
Pine Sawtimber	292.9 tons	$22.00	$ 6,443.80
Spruce Pine Saw.	75.3 tons	$12.00	$ 903.60
Hardwood Pulp	975.5 tons	$ 5.00	$ 4,877.50
Hard Pallet	61.3 tons	$25.00	$ 1,532.50
Red Oak Saw.	549.8 tons	$40.00	$21,992.00
White Oak Saw.	473.9 tons	$35.00	$16,586.50
Misc Hard Saw.	467.6 tons	$30.00	$14,028.00
Total	2,896.3 tons		$66,364.00

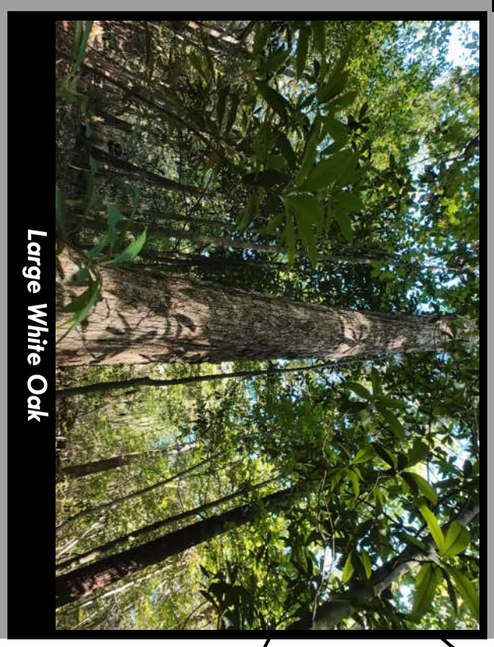
Volumes shown are estimates from a 2026 sample cruise of the 52.6-acre mixed stand (Confidence Interval 80%, sampling error ±15%). Actual volumes may vary due to sampling variability, measurement differences, stand conditions, or other factors. Stumpage prices used are current market estimates as of October 2026 and are subject to change; they do not represent an offer, bid, or guaranteed sale price. The total estimated value is not a warranty or representation of the actual quantity, quality, grade, merchantability, or value of the timber. Prospective purchasers are advised to make their own independent inspection, cruise, and evaluation of the timber and property. No representations or warranties, express or implied, are made regarding timber volumes, values, or related information.

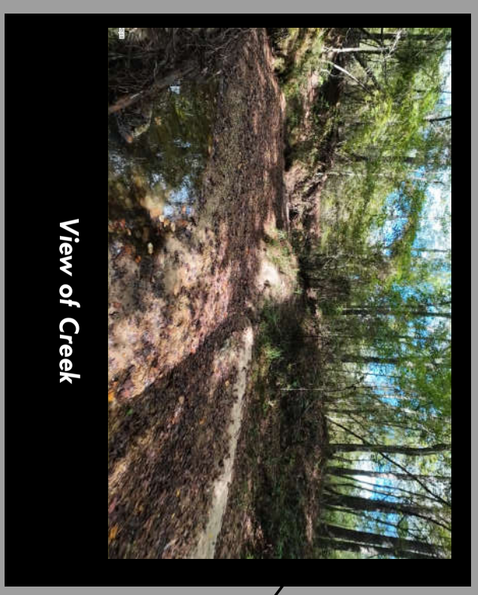










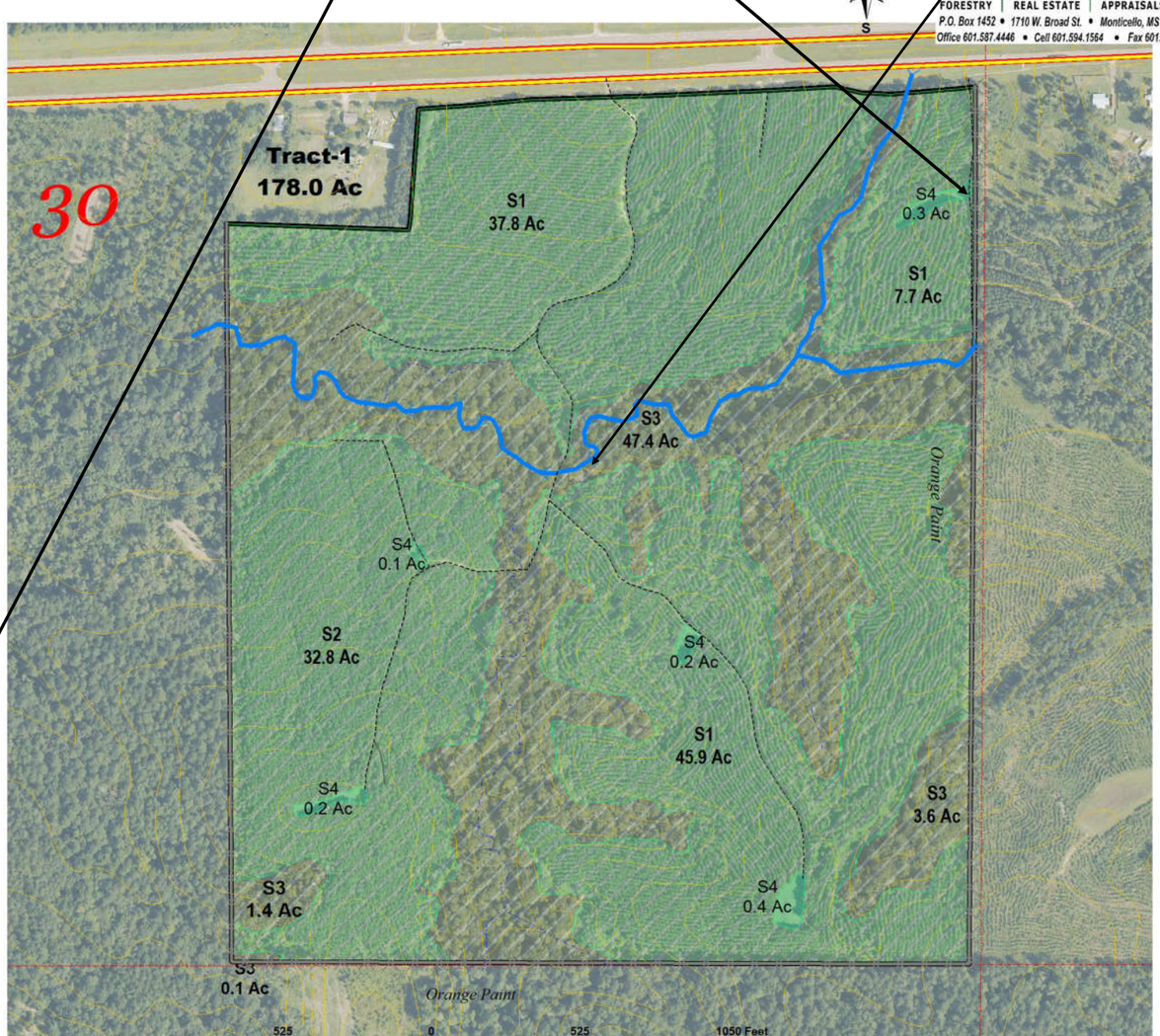


Perch Creek Ridge
2026 Stand Map
Section 30, T7N, R10E
Lawrence Co. MS

Stand #	Acreage	Total	Description
3	52.6	52.6	MS2
4	1.1	1.1	ORo
1	91.4		PP2
2	32.8	124.3	PP2

Total Acreage: 178.0

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Legend

- ROADS
- STREAMS(by Type)
  - 'Ephem Branch'
  - 'Intermitent Stream'
- OLD FENCES
- STANDS
  - 'MS2'
  - 'ORo'
  - 'PP2'
- pri77(by CLASS)
  - 1
  - 2
  - 3
- eco77(by CLASS)
  - 6
  - 7
  - 8
- con77
- TRACTS
- pls77
- 2025.TIF

Scale = 1 : 525.00 (In : Feet)

10-13-2026