

**INVESTMENT
GRADE**

FOR SALE, ±80ACRES

“Evergreen Ridge”

AN EXCELLENT TIMBERLAND INVESTMENT PROPERTY

*Another Superior,
Investment Grade
Timberland Property*

Pages 2 - Pictures & Maps.

Page 3 - Tract Map

Page 4 - Location Maps.

Property Amenities

“The Evergreen Ridge Tract” at 80± acres, is another superior, investment grade, timberland property. If you are in the market for land, this property deserves your consideration.

The majority of the property (80%) is currently planted in twenty-one year old, 2nd generation loblolly pine. This stand was first thinned in 2009 and has matured into a gorgeous stand of chip-n-saw sized timber.

The savvy investor will realize that a second thinning is just a year away and the large pay-day (final harvest) is just 10 years away.

There are very few properties currently on the market that offer this near term payout potential.

Hunters will be able to utilize the old loading decks for food plots or the pipeline crossing the

north portion of the property. There is also a stand of Oaks along the stream on the east side of the property.

View the information below to learn more about this property.



View from internal road.

Just the Facts:

Sales Price: \$260,000

Tract Acreage: Deeded 80 ac, Mapped 81.4 ac, Taxed 79 ac.

Tract Location-

Legal: SW4 NW4; N2 NW4 SW4; W2 NE4 SW4; S34, T8N, R10E, Lawrence County, MS

Address: 115 Rankin Rd, Sontag, MS 39655

Lat: 31.617214 N

Long: -90.189592 W

Paved Road Frontage: 325' on Rankin Road

Interior Roads: 945' Dirt/Gravel

Utilities-

Water: None

Electric: Southern Pine EPA

Topography: Rolling Hills

Zoning: Rural, Timberland

Ad Valorem Taxes: 2016 - \$284.08

FEMA Flood Zone: No areas lie within flood zone A, the 100 year flood zone. MAP # 2802720075B

History: Timberland

Mineral Rights: Any owned

Streams: Intermittent Stream, 1172'

Soils: **Symbol, Name, % Area, Lob. Site Index**

CFE, Cadeville-Freestone, hilly, 34.4%, 85

CgC, Cadeville & Falkner 4-8%, 35.7%, 83

CgD, Cadeville & Falkner 8-12%, 1.2%, 83

PrC, Providence Silt Loam 5-8%, 28.7%, 87

Driving Directions: From Hwy 27/ Hwy 84 interchange, drive North on Hwy 27 for 0.4 miles to Nola Road. Turn NW (↖) on Nola Rd. and go 4.1 miles to Rankin Road. Turn NW (↖) on Rankin Road and go 0.8 miles to gate on N (↖) side of road.

Estimated Driving Times to Tract:

New Orleans: 150 mi, 2hr 22 min

Baton Rouge: 138mi, 2hr 14 min

Jackson: 63 mi, 1hr 9 min

Hattiesburg: 71 mi, 1hr 19min

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

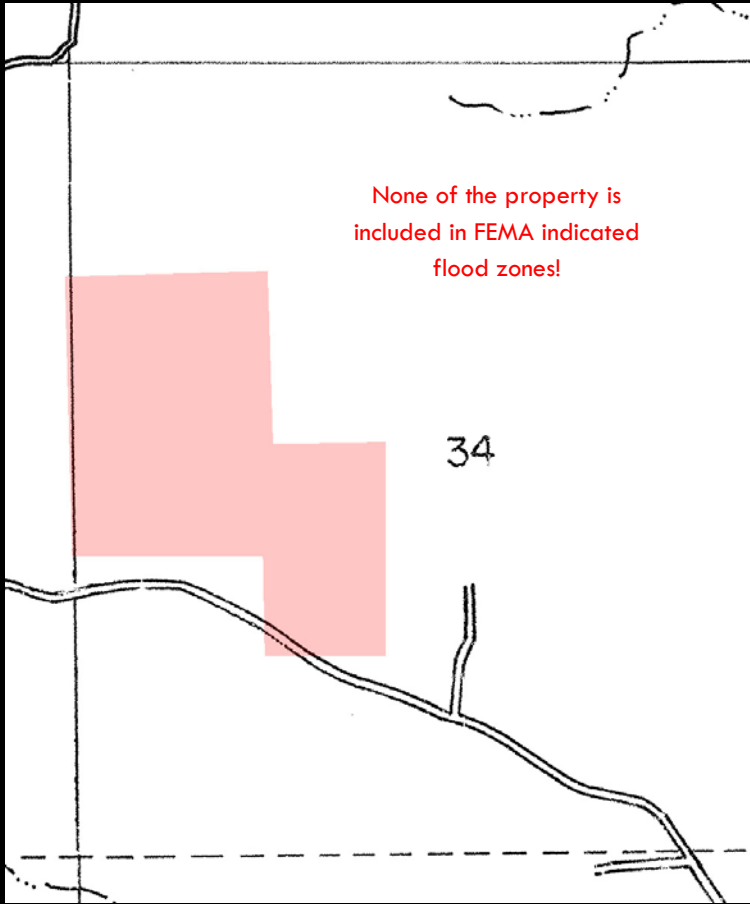
Timber: Stand#(Symbol)-Type-Acres-Age

- 1 (P13)-Pine Intermediate High Density-**45.7 ac**-21 yrs (1996)
- 2 (PP2)-Pine Pulpwood Med. Density-**17.9 ac**-21 yrs (1996)
- 3 (HP2)-Hardwood Pulpwood Med. Density-**4.8 ac** -21 yrs
- 4 (MS2)-Mixed Sawtimber Med. Density-**4.9ac** -52 yrs
- 5 (PS3)-Pine Sawtimber High Density-**1.7ac** -52 yrs
- 6 (M12)-Mixed Intermediate Med. Density-**4.4 ac** -21 yrs
- 7 (OR0)-Open-**1.9ac** -0yr

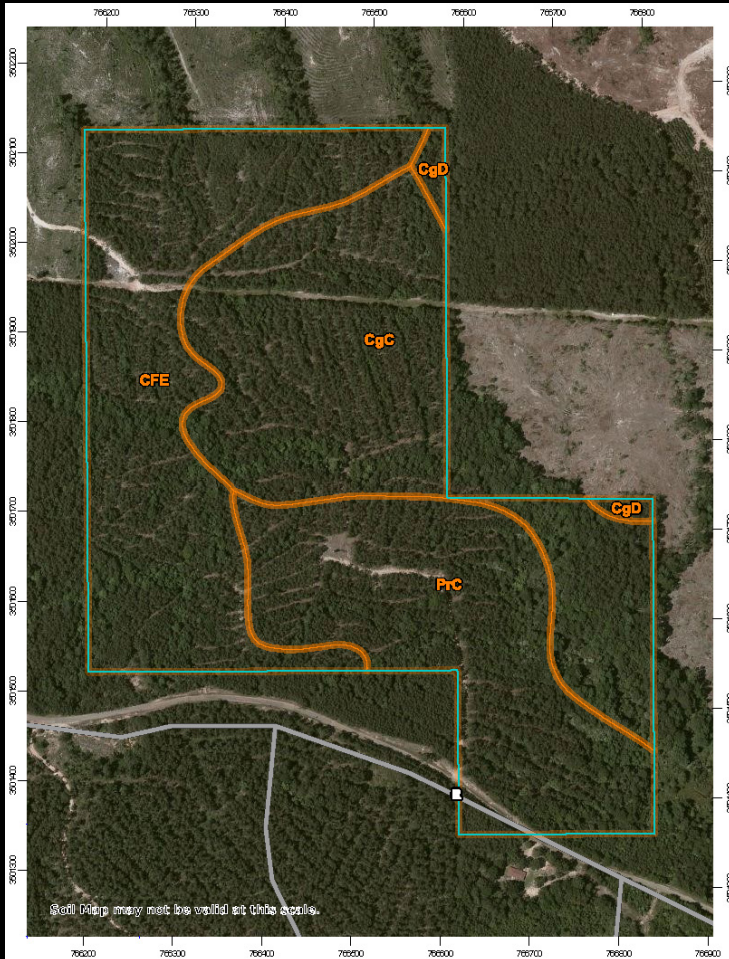
3/27/2017 Timber Cruise Volumes & Value

Pine Pulpwood	2,028 tons	\$10/tm	\$20,280
Pine Chip-N-Saw	3,060 tons	\$16/tm	\$48,960
Pine Sawtimber	511 tons	\$28/tm	\$14,308
Hardwood Pulp	886 tons	\$5/tm	\$4,430
Hardwood Pallet	61 tons	\$21/tm	\$1,281
Gum Saw	36 tons	\$35/tm	\$1,260
White Oak Saw	38 tons	\$35/tm	\$1,330
Water Oak Saw	56 tons	\$35/tm	\$1,960
Total	6,676 tons		\$93,809

Supplemental Maps
FEMA Flood Zone Map



Soils Map



View along pipeline R.O.W.



View of Pine stand



View along interior road



View of Paved Road Frontage

EVERGREEN RIDGE

TRACT MAP & 2013 PHOTO
SECTION 34, T8N, R10E
LAWRENCE Co. MS

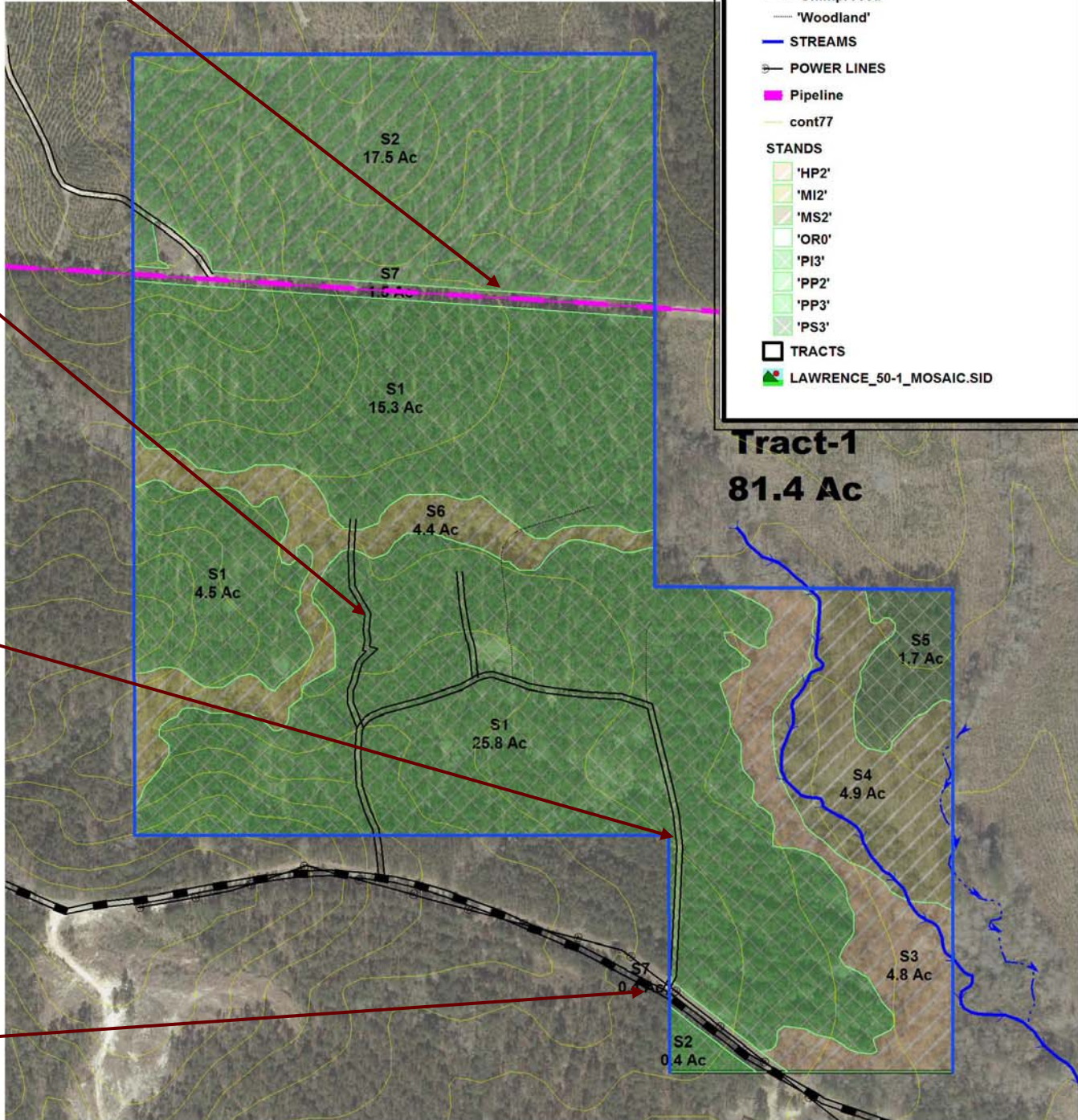
DESCRIPTION	Stand #	Acreage	Total	Description
HP2	3	4.8	4.8	HP2
MI2	6	4.4	4.4	MI2
MS2	4	4.9	4.9	MS2
OR0	7	1.9	1.9	OR0
PI3	1	45.7	45.7	PI3
PP2	2	17.5	17.5	PP2
PP3	2	0.4	0.4	PP3
PS3	5	1.7	1.7	PS3
Total Acreage: 81.4				

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LEGEND

- BluePaint
- ROADS(by Type)**
 - 'Primary Highway'
 - 'Railroad'
 - 'Unimproved'
 - 'Woodland'
- STREAMS
- ⚡ POWER LINES
- Pipeline
- cont77
- STANDS**
 - 'HP2'
 - 'MI2'
 - 'MS2'
 - 'OR0'
 - 'PI3'
 - 'PP2'
 - 'PP3'
 - 'PS3'
- TRACTS
- LAWRENCE_50-1_MOSAIC.SID



Tract-1
81.4 Ac

Scale = 1 : 400.00 (In : US Feet)



04-18-2017



“WE KNOW TIMBERLAND”

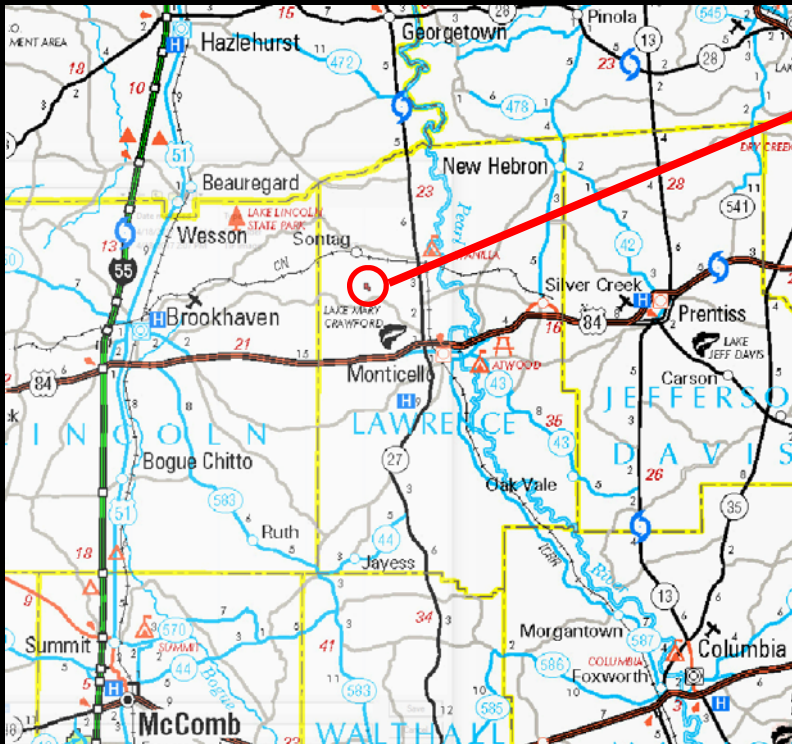
To view this property contact me.



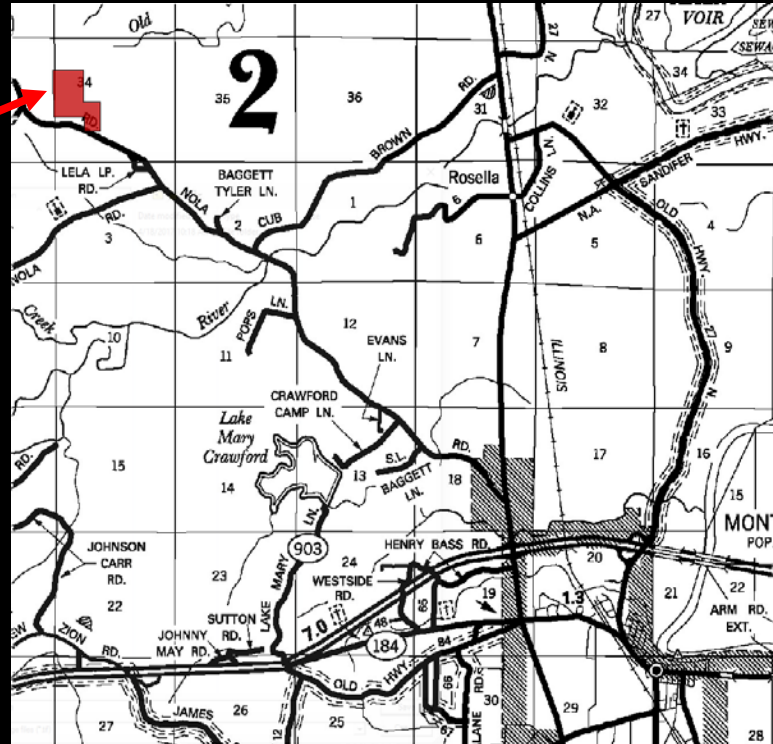
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Were on the Web!
www.timberlandsales.com

Mailing Address



Area Location Map



County Location Map

Disclaimer: Mark E. Dale is the exclusive agent for this transaction. Neither Seller, Timberland Sales LLC, 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.