

# "Longleaf Plateau"

Section 1, T9N, R20W  
Simpson County, MS



Mark Dale Forester/Broker



**For Sale**  
**48 Acres**  
**\$86,400.00**

The environmentally conscious buyer will surely be interested in this property. This tract is planted with a stand of 3 year old longleaf, the tree that originally dominated the southern landscape. This pine species loves fire, and with regular use of prescribed burning, this tract could become a wildlife haven or an very attractive home place. The valley crossing this parcel makes an attractive lake site. If you would like to design your own county property you owe it to yourself to view this property.

### Quick Facts

**Sales Price:** \$86,400

**Tract Acreage:** 48

### Tract Location-

**Legal:** PT of N2 of SE4, S1, T9N, R20W,  
Simpson County, MS

**Address:** 335 D.K. Mansfield Rd. Pinola, MS  
39149

**Lat:** 31.776193391481236

**Long:** -89.95886148790896

**Paved Road Frontage:** 473'

**Interior Roads:** 13,600'

### Utilities-

**Water:** Community

**Electric:** Southern Pine EPA

**Ad Valorem Taxes:** 2014 - \$104.45

**Topography:** Rolling Hills

**Zoning:** Rural

**Fema Flood Zone:** Not in Flood zone

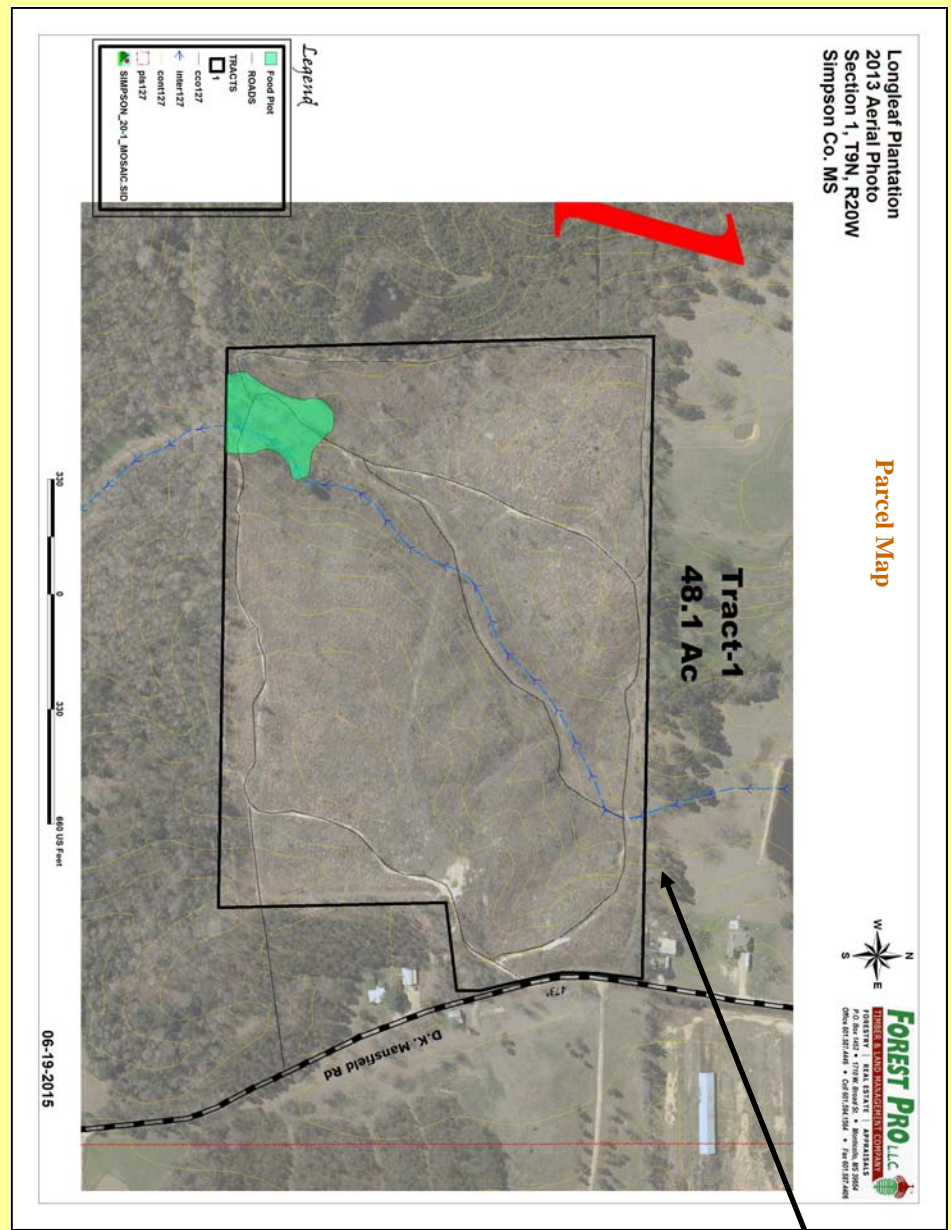
**History:** Timberland

**Timber:** (2/2012) 3yr Planted Longleaf Pine.

**Mineral Rights:** Any owned

**Driving Directions:** From Hwy 43/ Hwy 42 intersection in New Hebron (Regions Bank), drive North on Hwy 43 1.6 miles to Ned Riley Rd. Turn Northeast (↗) on Ned Riley for 0.7 miles to county line. The road name changes to Hardy Williams, continue on for 0.6 miles to D.K. Mansfield Road. Turn East (→) on D.K. Mansfield and go 1.2 miles to tract, on left.

**Disclaimer:** Mark E. Dale is the exclusive agent for this transaction. Neither Seller or Agent 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.



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View South of Food Plot



Longleaf Pine



View North of D.K. Mansfield Rd



View of Tract



View West of Tract



View South of D.K. Mansfield Rd.