

**RICHARDSON PROPERTIES, INC.**

**103 I-55 Frontage Road**

**Terry, MS 39170**

**Phone-601-878-2484 Fax-601-878-5424**

<b>County:</b> Tallahatchie	<b>Type:</b> Acreage	<b>Acres:</b> 745
<b>Zip:</b> 38958	<b>City:</b> Charleston	<b>State:</b> Mississippi
	<b>Price:</b> \$1,899,750.00	<b>Status:</b> Available

The tract consist of approximately 450 acres of pine plantation, most of which has received two thinnings. Currently, 377.9 acres are under a CRP contract which ends October 1, 2011 with one more payment due in late September of near \$18,990.00. This existing contract would prohibit a clear-cut of the timber prior to contracts end, but thinning would be allowed.

Also, the said 377.9 acres is pending approval for a new CRP contract which would pay \$24,046 per year for 10 years through September 30, 2021. If approved the current owners plan to enter into the CRP contract, but would be willing to pay liquidated damages of \$6011.44 to cancel the CRP contract within the first year if the new owner does not want to assume the new CRP contract.

This new CRP contract will allow thinning of the trees without forfeiting a years payment, but will not allow clear-cutting.

The remaining timbered acreage is approximately 252 acres of upland, mixed pine/hardwood timber. It is a mixture of trees species, including mast producing oaks and hickories, that are pulpwood and sawtimber size material.

The balance of the acreage is made up of a 10 acre open field, which is being used for wildlife planting, some Kudzu areas, roads, and other miscellaneous openings.

Overall, this 745 acres is well suited both for the timberland investor and for the outdoors enthusiast. This property has good public road access, and a well maintained network of internal roads, which provide good access to the property any time of year.

In addition, owners have agreed to sell all mineral rights currently owned.

This property is one contiguous block which has a year-round stream that flows for a span of over a mile through the tract. A hunting lease exist on the tract ,but can be canceled upon the sell of the property. Hunting is excellent and wildlife habitat has been carefully maintained by an annual lease with a local hunting club and timber thinning. Income from the hunting lease is approximately equal to one years taxes.

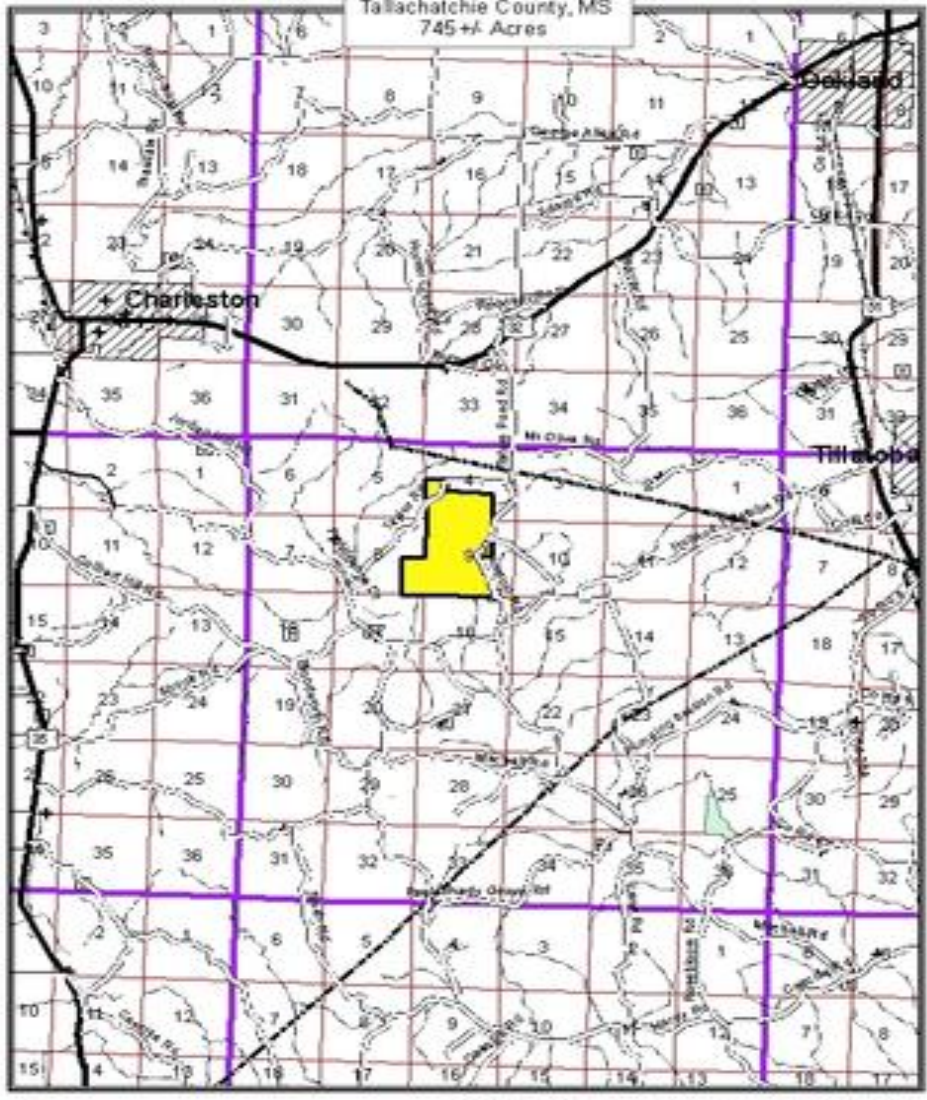
Crosby Brothers' Company  
Sec. 4, 8, & 9, T24N, R3E  
Tallahatchie County, MS  
745 +/- Acres



1 inch = 1,320 feet

Map attributes are believed to be substantially correct, however there is no warrant made as to the exact location.

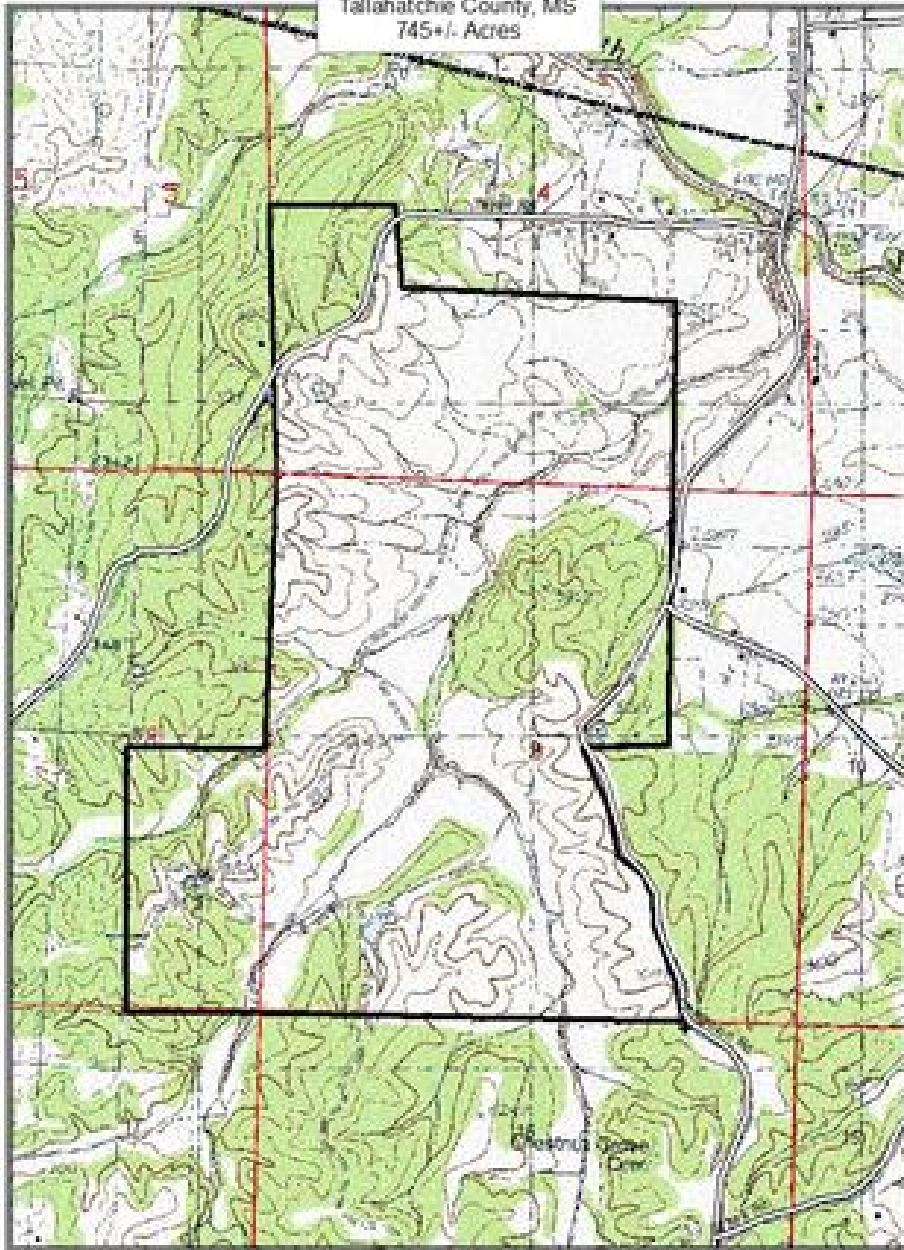
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Sec. 4, 8, & 9, T24N, R3E  
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745+/- Acres



1 inch = 8 000 feet

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**CALL Ronnie Richardson**

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