

# HUGE LAND AUCTION

**285+/- Acres  
25 TRACTS (3 ACRES & LARGER)  
SOME SELLING ABSOLUTE...REGARDLESS OF PRICE**



**SATURDAY, NOVEMBER 14TH  
HATTIESBURG (McLAUREN), MISSISSIPPI**



# AUCTION INFORMATION

## PROPERTY INSPECTION

The property is available for viewing anytime. For a personal tour, call 601-270-6252.

## PROPERTY DIRECTIONS/COORDINATES

**DIRECTIONS:** From the intersection of US 98 East and US 49 South in, follow US 49 south for 6 miles. Turn left (east) on Carter Road and go ½ mile to the property.

**PROPERTY COORDINATES:** 31° 9' 40" N; 89° 13' 20" W

## AUCTION REGISTRATION

To bid at the auction, you must first register and receive a bid number. A Bid Deposit in the amount of \$500 will be required at registration and will be refunded at the close of the auction, or applied to the earnest money deposit, as appropriate. The Bid Deposit may be in the form of a certified check made payable to the bidder, or a personal or company check with a bank letter of guarantee.

## AUCTION – SALE SITE

Auction will be held at the Trent Lott Center, 6797 US Hwy 49, Hattiesburg, MS 39406. Registration will begin at 9:00 am and auction will be begin at 10:00 am.

## AUCTION TERMS

A ten percent (10 %) down payment will be due immediately upon being declared the Buyer. The balance of the purchase amount will be due at closing within 30 days.

## AUCTION FEE

A buyer's premium of 10% will be added to the successful high bid price to arrive at the total contract price paid by the purchaser.

## BROKER PARTICIPATION

United Country –Redfield Group Auctions, Inc. encourages buyer broker participation and will pay a fee to the purchaser's realtor/broker-subject to certain guidelines. Call 256-413-0555 or email [info@redfieldgroup.com](mailto:info@redfieldgroup.com) for details.

# PROPERTY INFORMATION

Located minutes from Hattiesburg, this property is ready for the home of your dreams, your private hunting refuge, farm or whatever your heart desires. Teaming with wildlife, it is conveniently situated just one half mile off US 49 six miles south of US 98 East. Every tract has public water, paved road frontage and many currently produce income from the Conservation Reserve Program (CRP).

Several tracts are comprised of gently rolling hills, and Tracts 1 and 2 feature a creek. Elevations range from 260' to about 370' and vegetation cover varies from natural re-growth from recently harvested timber to 3 year old, 8 year old and 22 year old planted long leaf and loblolly pines.

Almost two miles of frontage on 3 roads guarantee ease of access and makes this property a prime investment for developers. A grass landing strip was used for years on the southeastern part of the property and still shows up as an airport on some maps.

## **HIGHLIGHTS**

- 285+/- acres (offered in 25 tracts 3+/- acres and larger)
- Some tracts selling Absolute Regardless of Price
- Public Water
- Paved Road
- Planted Pines
- CRP Income
- Adjoins Desoto National Forest

## **FINANCING INFORMATION**

Matthew Rounsaville  
Southern AgCredit, ACA  
Hattiesburg, MS  
Phone: 601-579-7800

Chris Hester  
First Bank  
Hattiesburg, MS  
Phone: 601-726-3361

# PHOTOGRAPHY



**ALL TRACTS HAVE PAVED ROAD FRONTAGE**





**8 YEAR OLD PLANTED PINES**



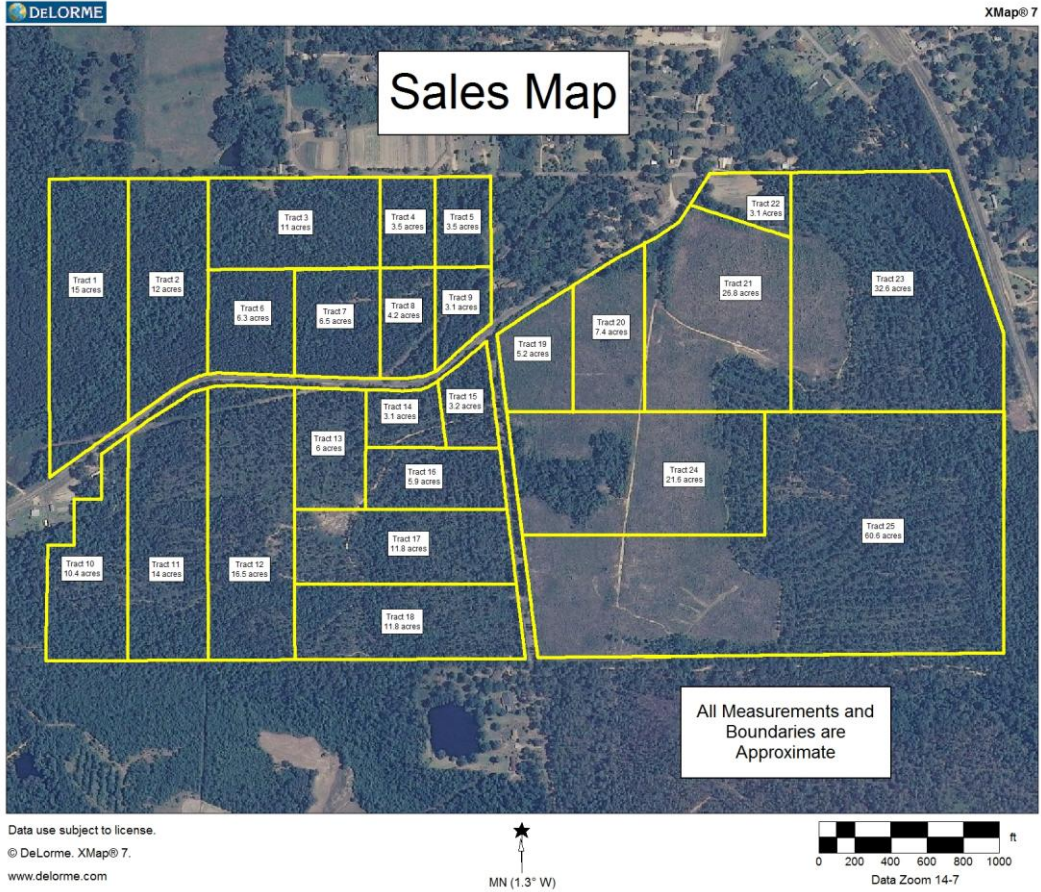
**TIMBER RECENTLY HARVESTED**



**ADJOINS DESOTO NAT'L FOREST**



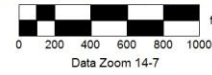
# MAPS



## SALES MAP

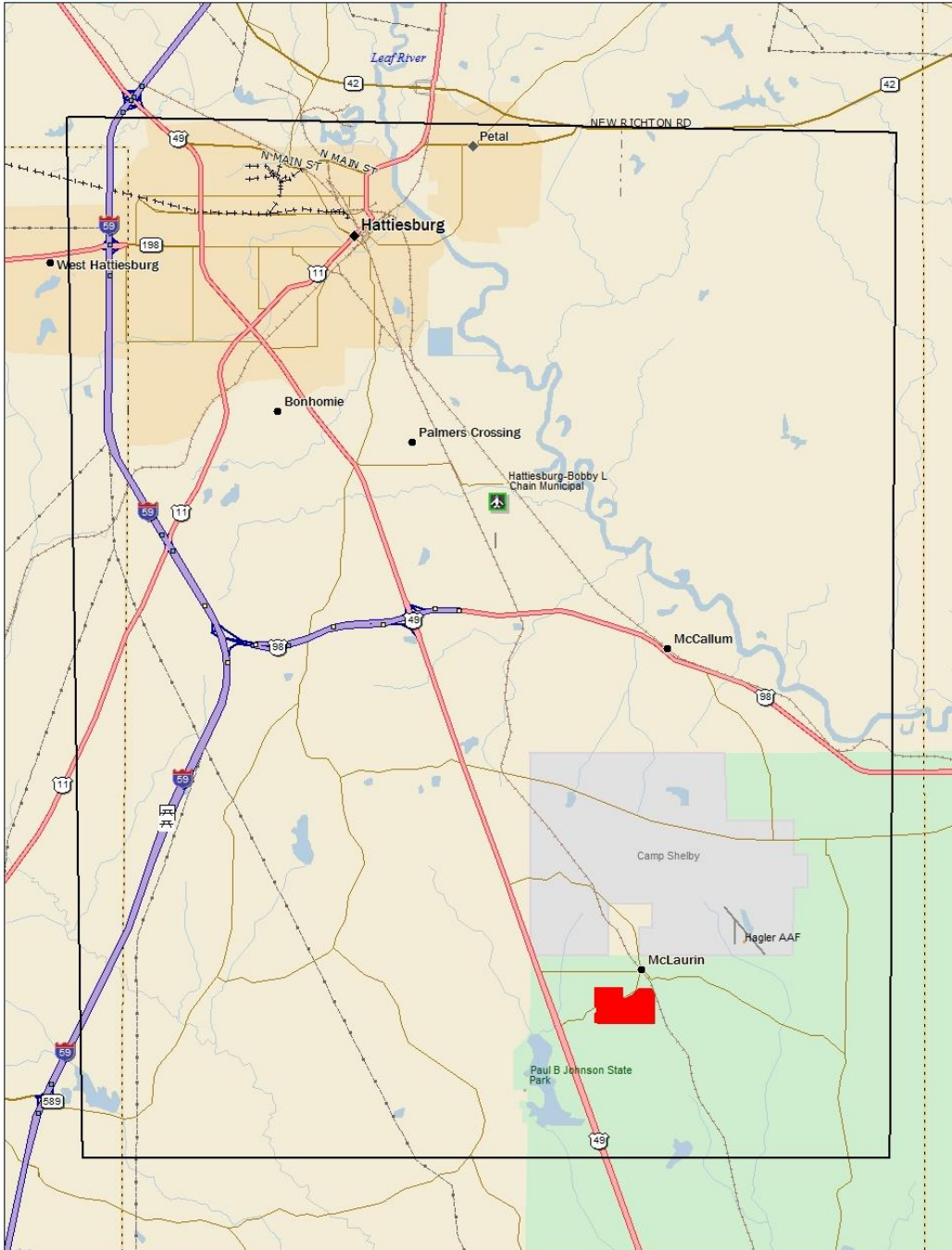


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 www.delorme.com



# TOPO MAP





Data use subject to license.

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Data Zoom 10-6

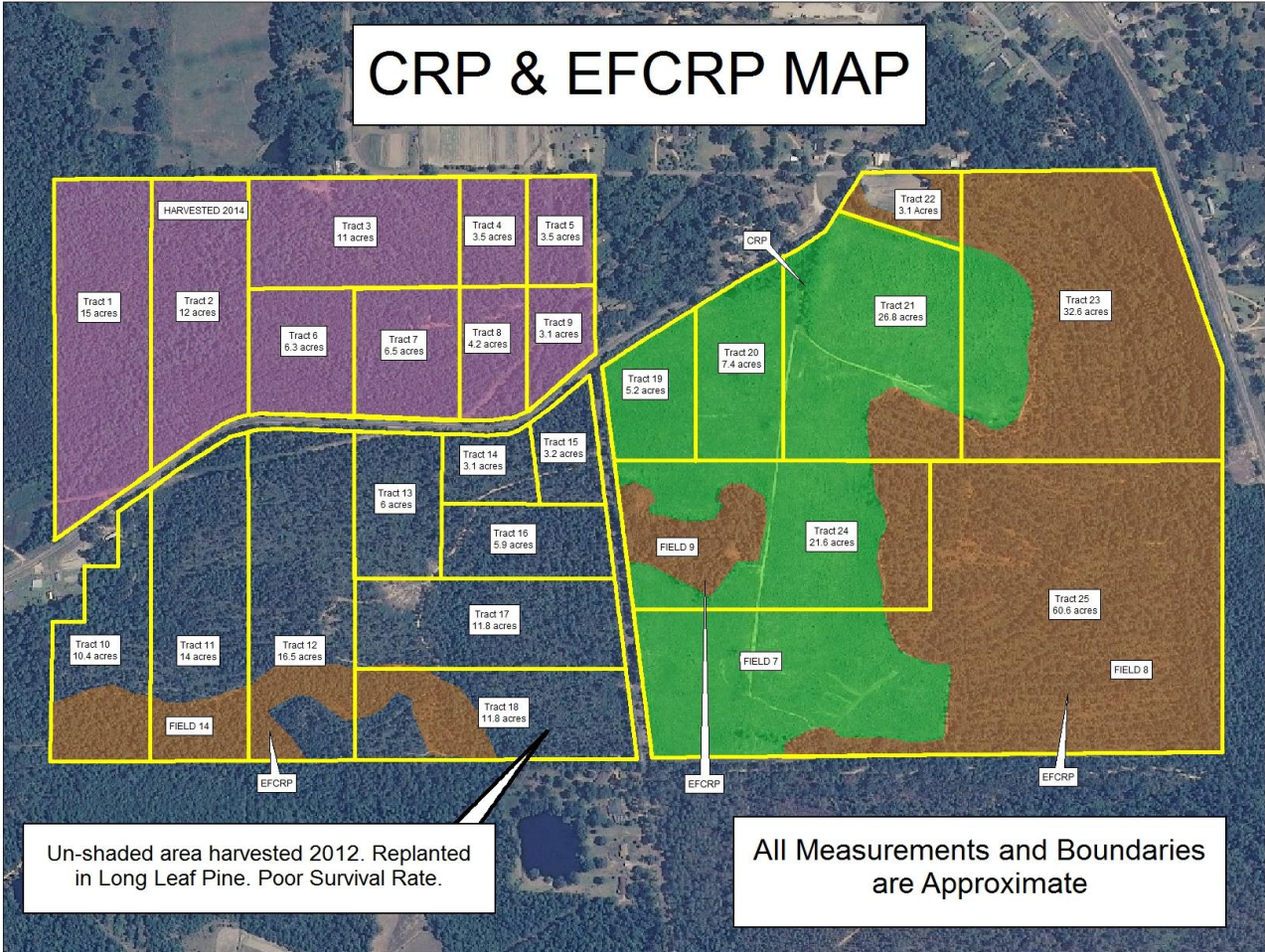
# VACINITY MAP

# CRP INFORMATION

DeLORME

XMap® 7

## CRP & EFCRP MAP

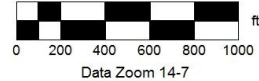


Un-shaded area harvested 2012. Replanted in Long Leaf Pine. Poor Survival Rate.

All Measurements and Boundaries are Approximate

Data use subject to license.  
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www.delorme.com

MN (1.3° W)



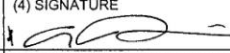
<b>CRP-1L</b> (07-06-06)  <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation  <b>EMERGENCY FORESTRY</b>  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>  <small>NOTE: The authority for collecting the following information is Pub. L. 109-148. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>  <b>7. COUNTY OFFICE ADDRESS (Include Zip Code):</b>  FORREST COUNTY FARM SERVICE AGENCY 191 WSF TATUM BLVD HATTIESBURG, MS 39401-7730  <b>TELEPHONE NUMBER (Include Area Code):</b> (601)583-1184 x2	<b>1. ST. &amp; COUNTY CODE &amp; ADMIN. LOCATION</b>  28035	<b>2. SIGN-UP NUMBER</b>  34
	<b>3. CONTRACT NUMBER</b>  37C	<b>4. ACRES FOR ENROLLMENT</b>  99.1
	<b>5. FARM NUMBER</b>  0001983	<b>6. TRACT NUMBER(S)</b>  0012183
	<b>8. OFFER</b>  EFCRP	<b>9. CONTRACT PERIOD</b> FROM: (MM-DD-YYYY) 01-01-2007 TO: (MM-DD-YYYY) 12-31-2016

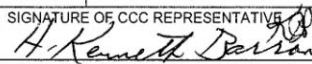
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Emergency Forestry Conservation Reserve Program ("EFCRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, further, the Participant agrees that the payment schedule is either one lump sum rental payment or 10 equal annual rental payments. The Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1L, Emergency Forestry Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1L and in the CRP-1L Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1L; CRP-1L Appendix and any addendum thereto; CRP-2F, if applicable.

10. Lump Sum	\$ 24,487.00	12. Identification of CRP Land				
11A. Rental Rate Per Acre	\$ 32.00	A. Tract No.	B. Field No.	C. Practice	D. Acres	E. Total Estimated Cost-Share
B. Annual Contract Payment	\$ 3,171.00	0012183	14	CP35F	14.2	\$888.00
		0012183	8	CP35F	79.2	\$4950.00
		0012183	9	CP35F	5.7	\$356.00

**13. PARTICIPANTS**

A(1). PARTICIPANTS NAME AND ADDRESS (Zip Code): MCCALLUM PIERCE LAND COMPANY INC 10 MCCALLUM DR HATTIESBURG, MS 39401-7915	(2) SHARE  100.00%	(3) SOCIAL SECURITY NUMBER: *****3722  (4) SIGNATURE  DATE (MM-DD-YYYY) 10-23-12
B(1). PARTICIPANTS NAME AND ADDRESS (Zip Code):  N/A	(2) SHARE  %	(3) SOCIAL SECURITY NUMBER: NA  (4) SIGNATURE  DATE (MM-DD-YYYY)
C(1). PARTICIPANTS NAME AND ADDRESS (Zip Code):  N/A	(2) SHARE  %	(3) SOCIAL SECURITY NUMBER: NA  (4) SIGNATURE  DATE (MM-DD-YYYY)

14. CCC USE ONLY - Payments according to the shares are approved	A. SIGNATURE OF CCC REPRESENTATIVE 	B. DATE (MM-DD-YYYY) 10-23-12
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**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171), the Department of Defense, Emergency Supplemental Appropriations to address hurricanes in the Gulf of Mexico and Pandemic Influenza Act, 2006 (Pub. L. 109-148), and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into an Emergency Forestry Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Original - County Office Copy     
  Owner's Copy     
  Operator's Copy

*\* 79.22 acres East Side 14.26 SW 1/4 Sec 14  
5.69 acres NW 1/4 Sec 14*

This form is available electronically.

<b>CRP-1</b> (03-26-04)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 28035	2. SIGN-UP NUMBER 39
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>					
<small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection is estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>					
7. COUNTY OFFICE ADDRESS (Include Zip Code): Forrest-Perry FSA Office 191 W.S.F. Tatum Blvd., Ste. B Hattiesburg, MS 39401			5. FARM NUMBER 1983	6. TRACT NUMBER(S) 12183	
TELEPHONE NUMBER (Include Area Code): (601) 583-1184			8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2010 TO: (MM-DD-YYYY) 09-30-2020	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$ 28.63	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment	\$ 1,910.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	\$	12183	7	CP 11	66.7	
<i>(Item 10C applicable only to continuous signup when the first year payment is prorated.)</i>						

<b>12. PARTICIPANTS</b>						
A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code): McCallum-Pierce Land Company Inc 10 McCallum Dr Hattiesburg MS 39401	(2) SHARE 100 %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE DATE (MM-DD-YYYY) 8-16-12				
B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE DATE (MM-DD-YYYY)				
C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE DATE (MM-DD-YYYY)				

13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE H. Kenneth Barron	B. DATE (MM-DD-YYYY) 8-16-12
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**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility, and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, D. C. 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

Original - County Office Copy       Owner's Copy       Operator's Copy

*66.7 acres Longleaf*

**DON'T MISS THIS AUCTION!!!!!**  
**GREAT OPPORTUNITY!!!!!!!!**

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**DISCLAIMER** Information contained herein was derived from sources believed to be correct, but is not guaranteed. United Country - Redfield Group Auctions, Inc. in conjunction with United Country – Gibson Realty & Land Company are the selling agents only. It is the responsibility of the buyer and/or the Buyer's Agent or Broker to determine the accuracy of all measurements and specifications of property. In the unlikely event that the owner does not honor any bid or fails to close title in accordance with the winning bid or contract entered into with respect to this property, the Auctioneer or Auction Company will not be held responsible or liable in any way. Likewise, the Auctioneer or Auction Company will not be responsible if the property is unsatisfactory to the bidder in any way. A 10% Auction Fee will be added to the winning bid price. All property is subject to sale prior to auction. All measurements are approximate.



1044 Sutton Bridge Road  
Rainbow City, AL 35906  
Phone: 866-673-9270  
256-413-0555 Fax: 256-467-7359  
Mike Fisher Auctioneer # AU#1035 / Firm # 1337F