

**MATURE HARDWOOD
WITH A 50 ACRE LAKE
AND ABUNDANT WILDLIFE**

**329 +/- Acres
Holmes County, MS**

\$850,000

NEW LISTING

**NATIONAL
LAND
REALTY®**



**NATIONAL
LAND
REALTY®**

National Land Realty
430 Hwy 49 South
Richland, MS 39218
www.NationalLand.com



Archie England
Office: 601.878.2484
Cell: 601.946.8413
Fax: 601.878.5424
Aengland@nationalland.com

The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



OVERVIEW:

Mature hardwood timber with a large lake and trophy hunting add to the uniqueness of this property. This is an excellent timber investment. A timber cruise and appraisal completed in April, 2020 indicated a timber value of \$512K. 44 of the 50 acres making up the lake are on this tract. The lake is known for fantastic fishing often producing trophy bass, bream, and white perch. There are many potential cabin sites around the lake. There is a beautiful spot for a cabin on the creek that feeds the lake. Water and electricity are on site. The hunting is known to be some of the best in Holmes Co. Big bucks and boss gobblers roam this property. The owner stated that most mornings he would hear 2-6 gobbling toms. This property has frontage on Stokes Cemetery Rd. and can be accessed in 2 other spots by using recorded legal easements. There is a good internal road system in place. Tracts of land with these attributes seldom come on the market. Make an appt to view this unique property today.

PARCEL #/ID: 0221100401,0221100600,0221000500,0221100900

TAXES: \$2,176/year (2019)

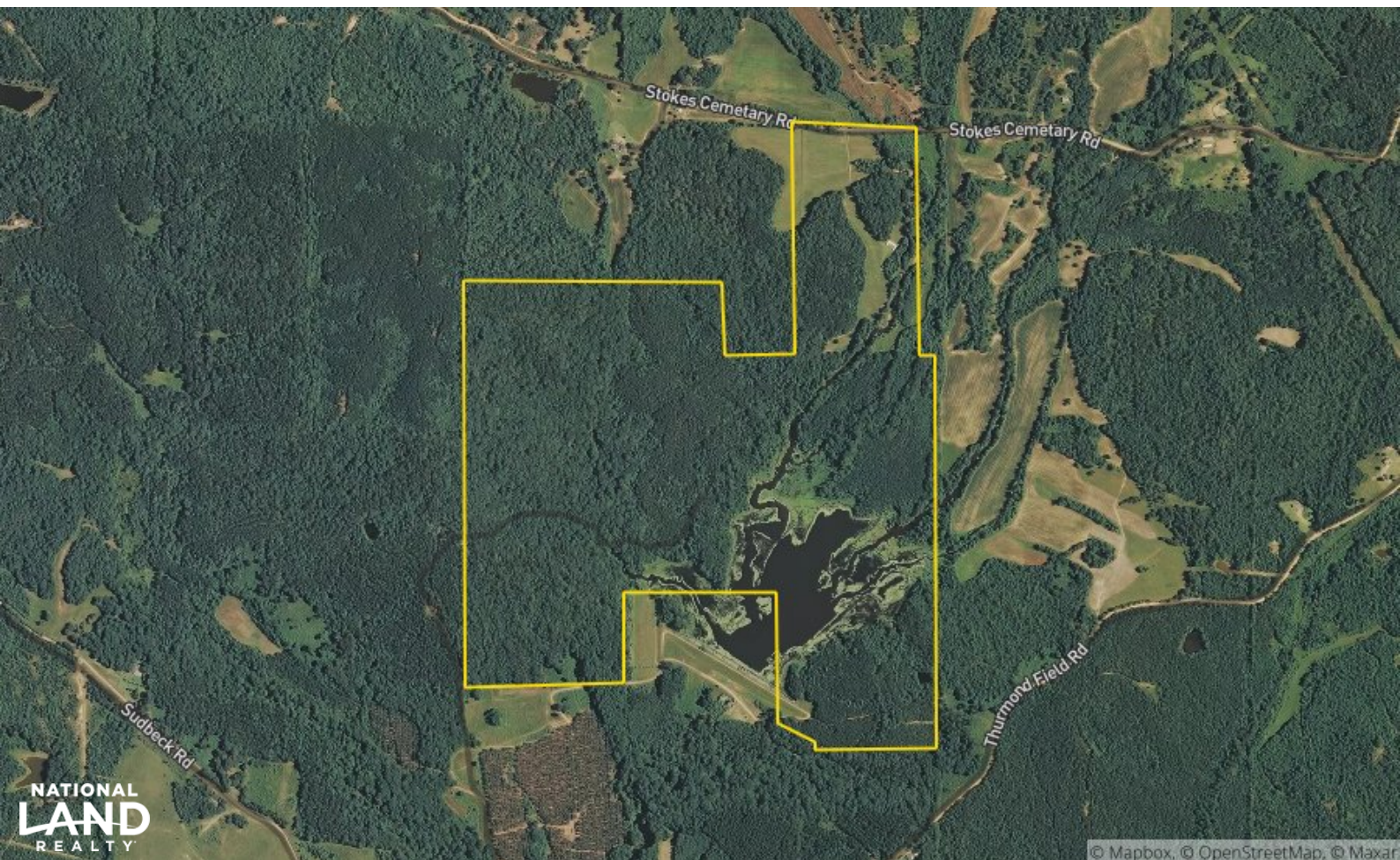


PROPERTY HIGHLIGHTS:

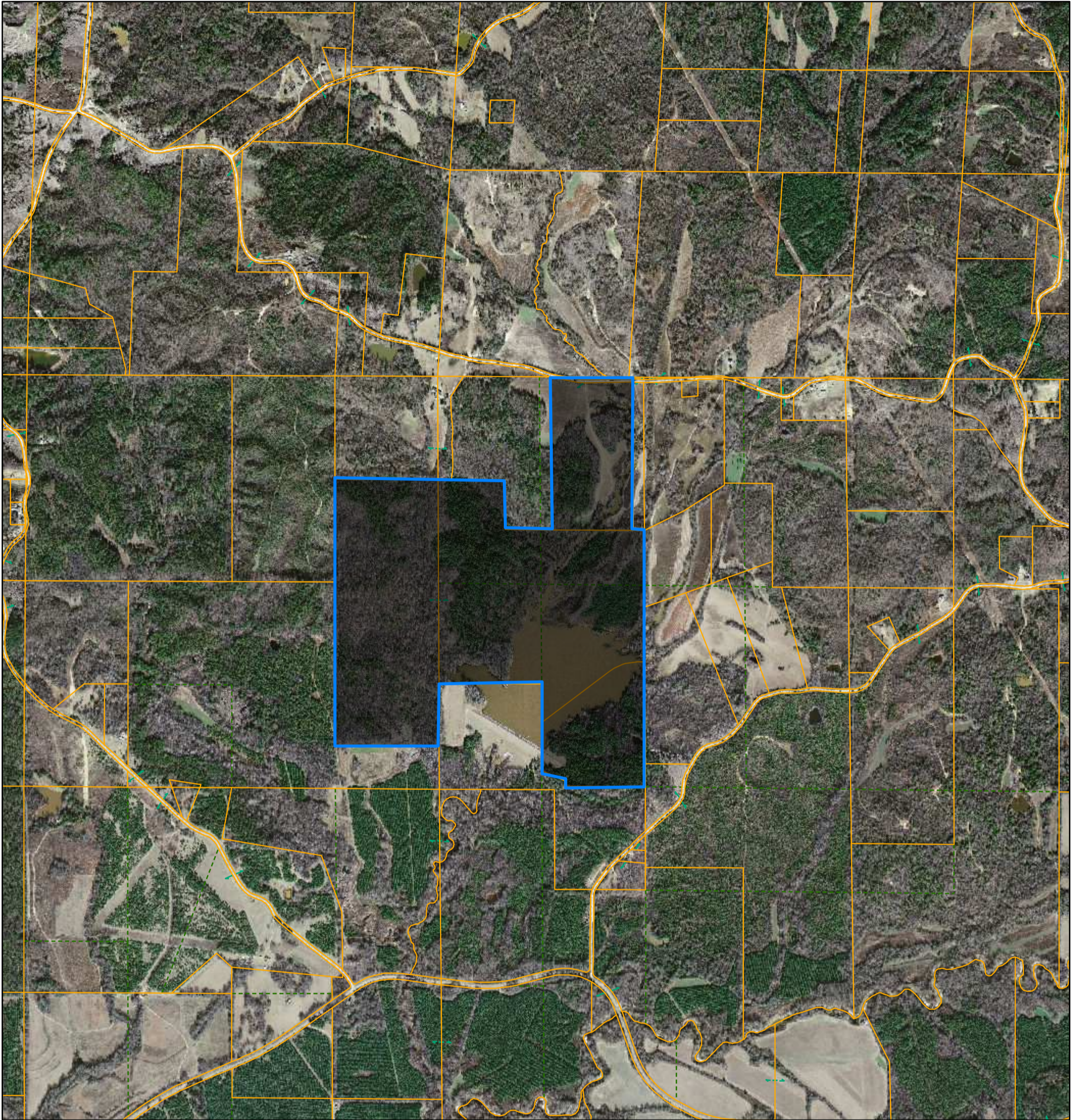
- Excellent timber investment. Recent cruise (April, 2020) indicates a value of \$512,000.00. A large % of the value is from mature hardwood timber. A copy of the timber cruise is available upon request.
- Large lake with numerous potential waterfront cabin sites. Fishing quality is well-known. Trophy bass, bream, and white perch are often caught.
- Great topography. The terrain varies from almost flat to gently rolling.
- Great hunting. The area is well known for producing large bucks and trophy toms.
- Great access. Road frontage and deeded easements give you 3 points of access. There is also a good internal road system.
- Beautiful cabin site on the feeder creek. There is water and electricity on site.
- Your own private boat launch. It has been recently reworked. (This is the only boat launch on the lake)

VIEW FULL LISTING:





www.nationalland.com/viewlisting.php?listingid=1436517



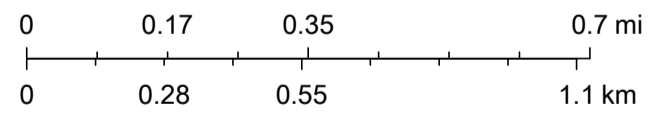
Holmes County, MS



5/20/2020, 3:56:39 PM

-  Parcels
-  LANDHOOK_LN
-  LOTLINE
-  Imagery

1:18,056



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Seller's Land Disclosure

This statement is a disclosure of the condition of the real property described below made to the best of seller's knowledge on the date on which this statement is signed. This statement is NOT a warranty of any kind by the seller or any agent representing a principal in the transaction, and should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this statement is the representation of the seller and NOT the representation of any agent, and is NOT intended to be part of any contract between buyer and seller.

Name of Seller(s): Sefu Farm

Property Address: _____

Legal Description: _____

Year Purchased: _____ Annual Taxes: _____

Property Currently Zoned: _____

Description of Property (list approximate acres in each category):

Irrigated Tillable: 12 Pasture: _____ Other: _____
Non-Irrigated Tillable: _____ Lake/Pond: 40
Timber/Creek: _____ Home Site: _____ Total Acres (+/-) 329

<< Please Check "Yes," "No" or "Unknown" for each question >>

1. Has the property been surveyed? Yes No Unknown
If "Yes," explain: _____
2. Does the Seller own mineral rights to the property? Yes No Unknown
If "Yes," explain: _____
3. Does the Seller own water rights to the property? Yes No Unknown
If "Yes," explain: _____
4. Does anyone other than the seller own or have any interest or claim to the mineral or water rights on the property? Yes No Unknown
If "Yes," explain: _____
5. Does the property lie in a flood plain or zone? Yes No Unknown
If "Yes," state the last date (if ever) that the property experienced any flooding and describe the nature of such flooding: _____
6. Is the property subject to any covenants or homeowners association regulations? Yes No Unknown
If "Yes," explain: _____
7. Is the property connected to city/rural water? Yes No Unknown
If "Yes," indicate service providers name: _____

8. **Is there a well on the property?** Yes No Unknown

If "Yes," please state the following to the best of your knowledge:

Location: _____

Approx. Age: _____ Depth: _____ Approx. Gal/Min.: _____ Date Last Tested: _____

Please describe any problems with the well (if any) that you are aware of: _____

9. **Is the property connected to a public sewer system?** Yes No Unknown

If "Yes," indicate service providers name: _____

10. **Is there a septic system on the property?** Yes No Unknown

If "Yes," please state the following to the best of your knowledge:

Location: _____

Approx. Age: _____ Date Last Tested: _____ Location & Orientation of Laterals: _____

Please describe any problems with the septic system (if any) that you are aware of: _____

11. **Is there electricity on the property?** Yes No Unknown

If "No," what is the distance to the nearest source: _____

12. **Is there gas on the property?** Yes No Unknown

If "No," what is the distance to the nearest source: _____

13. **Are there any propane tanks on the property?** Yes No Unknown

If "Yes," please state the following to the best of your knowledge:

Location: _____

of Tanks: _____ Owned or Leased: _____ Current Fuel Level: _____

14. **Are there any leases on the property? (Farm, Hunting, other)?** Yes No Unknown

If "Yes," please describe the terms of lease, provide contact info for lessee: _____

15. **Is the property enrolled in any federal, state or local program?** Yes No Unknown

CRP WRP Acres Annual Payment Amount: _____ Contract End Date: _____
 Other Enrolled: _____

16. **Does the property produce any income?** Yes No Unknown

If "Yes," please describe the nature and annual amount of any income: _____

17. **Are the property boundaries marked?** Yes No Unknown

Fence Describe fence type and condition: _____

Other Describe boundaries: Painted with Blue Line

18. Are there any crops currently planted or growing on the property? Yes No Unknown

If "Yes," explain: _____

19. Are there any improvements on the property (e.g. outbuilding, pit blinds, other permanent structures)? Yes No Unknown

If "Yes," please describe the nature, size and condition of each: _____

20. Are there any lakes or ponds on the property? (If Yes, answer following): Yes No Unknown

Approx. Size (+/- Acres): _____ Approx. Depth: _____
 Stocked w/ Fish Date Last Stocked: _____
Type of Fish Stocked: _____

Does anyone else share access to the lake/pond? (Name & Nature of access): _____

21. Is there any irrigation system being sold with the property? Yes No Unknown

If "Yes," please give specifications and describe in detail:

Type: _____

Condition: _____

22. Are you aware of any boundary disputes, encroachments or unrecorded easements on the property? Yes No Unknown

23. Are there any easements on the property? Yes No Unknown

24. Are you aware of any hazardous waste products, chemicals, or other hazardous items on the property? Yes No Unknown

25. Are you aware of any underground storage tanks on the property? Yes No Unknown

26. Are you aware of any notices from any governmental agency or other party affecting this property? Yes No Unknown

27. Does ownership of the property entitle owner to use any common areas? Yes No Unknown

28. Are there any features of the property shared with adjoining landowners, such as a wall, fence, road or driveway? Yes No Unknown

29. Are you aware of any violations of local, state or federal laws or regulations relating to this party? Yes No Unknown

30. Are you aware of any existing or threatened legal action related to or involving this property? Yes No Unknown

31. Are you aware of any proposed or pending zoning charges that might apply to this property? Yes No Unknown

32. Are you aware of any human remains, burials or cemeteries located on the property? Yes No Unknown

If "Yes" please explain: _____

33. Are you aware of any drainage issues or has anyone complained of any drainage issues pertaining to the property affecting their property? Yes No Unknown

34. Please describe the wildlife commonly found on the property (e.g. Deer, turkey, upland birds, waterfowl, etc...): _____

Deer, Turkey, Squirrel, Waterfowl

Additional Miscellaneous Comments:

Check here if additional pages are attached to this Land Disclosure Statement!

Seller's Certification: Seller acknowledges that the information contained herein is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information in this disclosure; and that the Broker/Agent has not materially assisted in the preparation of this disclosure. Seller hereby authorizes the listing broker to provide copies of this disclosure to other real estate agents and brokers and prospective buyers of this property. If seller acquires knowledge which renders the Land Disclosure Statement provided previously is materially inaccurate, the Seller shall deliver a revised Land Disclosure Statement to the Buyer as soon as is practicable.

Seller:

Mike Lamb

Date: 5-12-2020

Mike Lamb DBA Sefo Farms LLC
Seller Printed Name

Date: _____

Seller Printed Name

Buyer's Acknowledgement: Buyer acknowledges receipt of a copy of this statement and understands that the information contained in this Land Disclosure Statement is a statement of certain conditions and information concerning the Property known to the Seller. It is not a warranty of any kind by the Seller or Seller's agent.

Buyer:

Date: _____

Buyer Printed Name

Date: _____

Buyer Printed Name



WORKING WITH A REAL ESTATE BROKER

Approved 01/2003 By
MS Real Estate Commission
P. O. Box 12685
Jackson, MS 39232

****THIS IS NOT A LEGALLY BINDING CONTRACT****

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships.

There are several types of relationships that are possible and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction,

The purpose of the Agency Disclosure is to document an acknowledgement that the consumer has been informed of various agency relationships, which are available in a real estate transaction.

For the purpose of this disclosure, the term seller and/or buyer will also include those other acts specified in Section 73-35-3 (1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. A licensee who is engaged by and acts as the agent of the Seller only is known as a Seller's Agent. A Seller's agent has the following duties and obligations:

To the Seller:

*The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Buyer and Seller:

*A duty of honesty and fair dealing.

*A duty to disclose all facts known to the Seller's agent materially affecting the value of the property, which are not known to, or readily observable by, the parties in a transaction.

BUYER'S AGENT

A buyer may contract with an agent or firm to represent him/her. A licensee who is engaged by and acts as the agent of the Buyer only is known as the Buyer's Agent.

If a Buyer wants an agent to represent him in purchasing a property, the buyer can enter into a Buyer's Agency Agreement with the agent. A Buyer's Agent has the following duties and obligations:

To the Buyer:

* The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Seller and Buyer:

* A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate agent or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both Seller and Buyer.

As a disclosed dual agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A disclosed dual agent has all the fiduciary duties to the Seller and Buyer that a Seller's or Buyer's agent has except the duties of full disclosure and undivided loyalty.

A Disclosed Dual Agent may not disclose:

- (a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- (b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- (c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- (d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE!

"Customer" shall mean that person not represented in a real estate transaction. It may be the buyer, seller, landlord or tenant.

A Buyer may decide to work with a firm that is acting as agent for the Seller (a Seller's Agent or subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer.

When it comes to the price and terms of an offer, the Seller's Agent will ask you to decide how much to offer for any property and upon what terms and conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision.

The Seller's Agent will present to the Seller any written offer that you ask them to present. You should keep to yourself any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying). The Seller's agent is required to tell all such information to the Seller. You should not furnish the Seller's agent anything you do not want the Seller to know. If you desire, you may obtain the representation of an attorney or another real estate agent, or both.

THIS IS NOT A CONTRACT. THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Licensee has informed me that brokerage services are being provided me as a:

- Client (Seller's or Landlords Agent)
 Client (Buyer's or Tenants Agent)
 Customer (Not as my Agent)
- Client (Disclosed Dual Agent)

By signing below, I acknowledge that I received this informative document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

_____	_____	_____
(Client)	(Licensee)	(Date)
_____	_____	_____
(Client)	(Company)	(Customer)

LICENSEE -Provide a copy of disclosure acknowledgement to all parties and retain signed original for your files.