



"Your One Stop Real Estate Shop"

LAND & TIMBER | RESIDENTIAL | COMMERCIAL | OIL & GAS

\* ONLY \$560,000.00

\* 146.72 acres +/-

\* \$3,816.80/ac

## Country Living at is BEST!

Pasture, Hardwoods, Pines, Live Creek, Turnkey Homesite

- Abundant Wildlife
- Large & Small Game
- All Utilities
- Mature Hardwoods & Pine
- Great interior road system
- Meadows/Hardwood Bottoms
- GPS 31.60971– 90.24427
- 29 Sontag-Nola RD, Sontag, MS 39665



**Clint B. Stewart, Owner/Agent** Office: 601-952-2828

MOBILE: 601-757-8787

Fax: 601-510-9446

[cbstewart@4cornerprop.com](mailto:cbstewart@4cornerprop.com)

[www.4cplandandhomes.com](http://www.4cplandandhomes.com)



## Rolling Terrian

- Big Buck Country
- Big Turkey Country



## Highly Maintained

- Great Interior Roads
- Big Live Creek



## Multi-Use

- Livestock
- Hunting



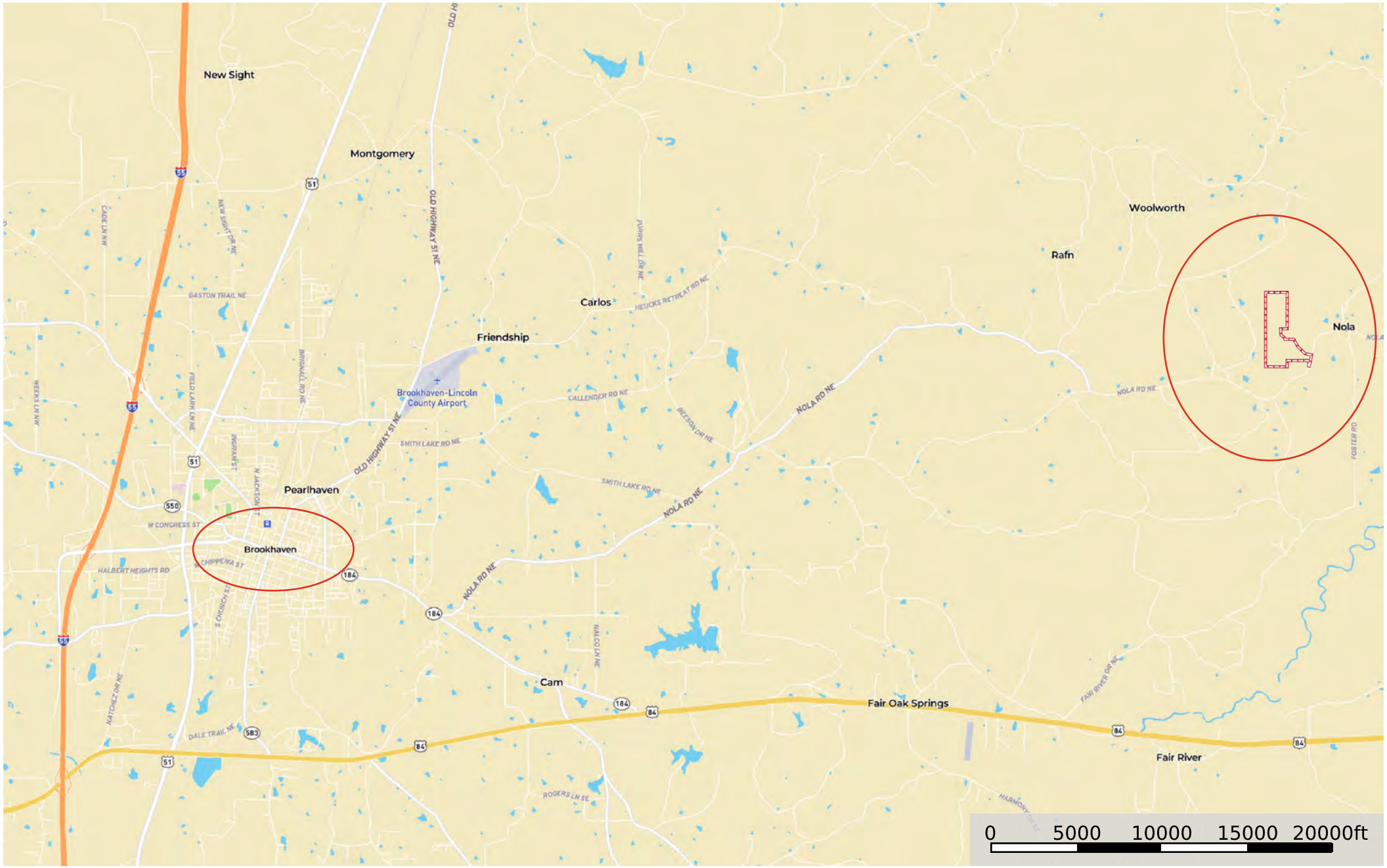
## Turnkey Home Site

- Power & Water onsite
- Year Around Opportunities



# Lincoln 147

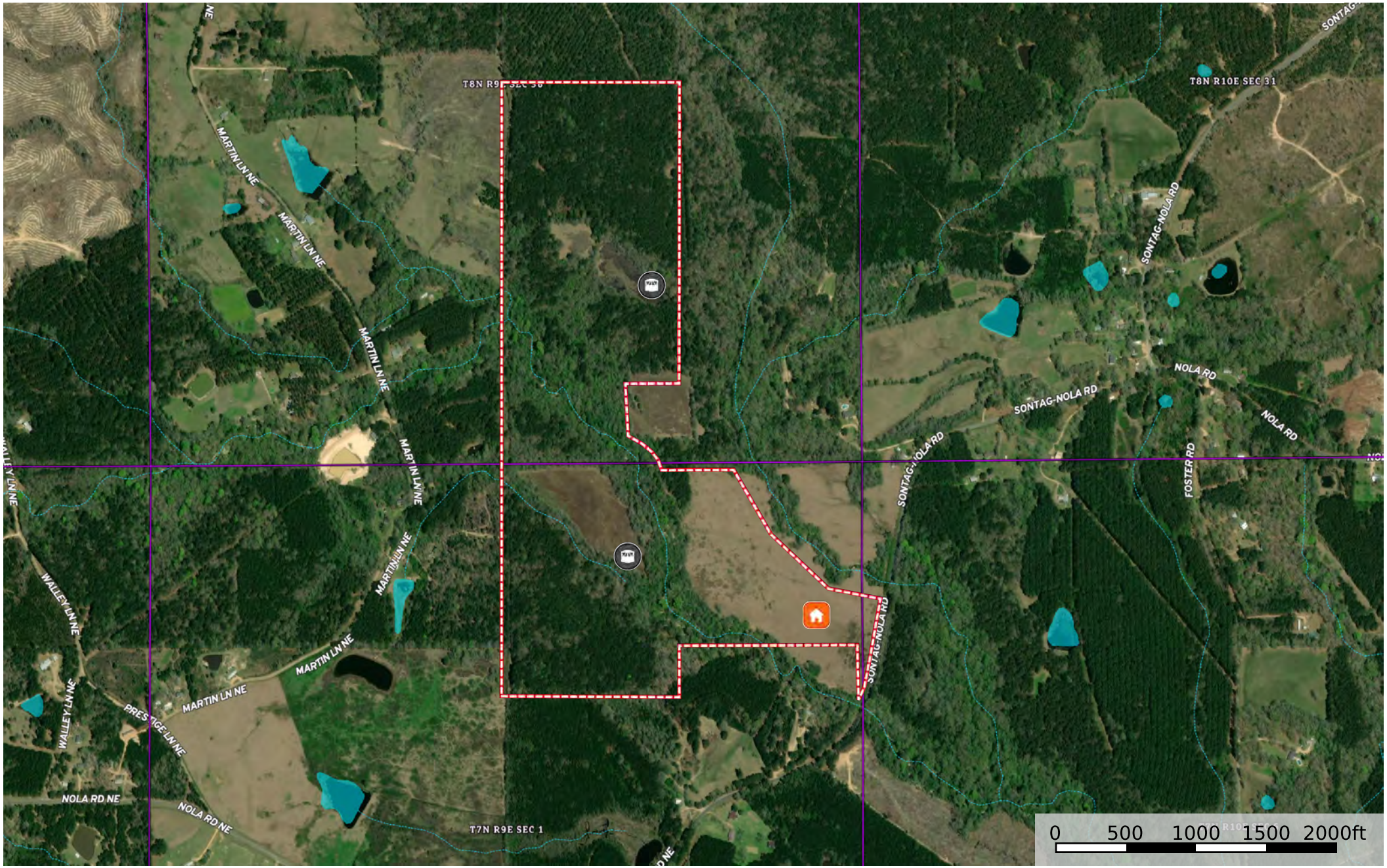
Mississippi, AC +/-



 Boundary

# Lincoln 147

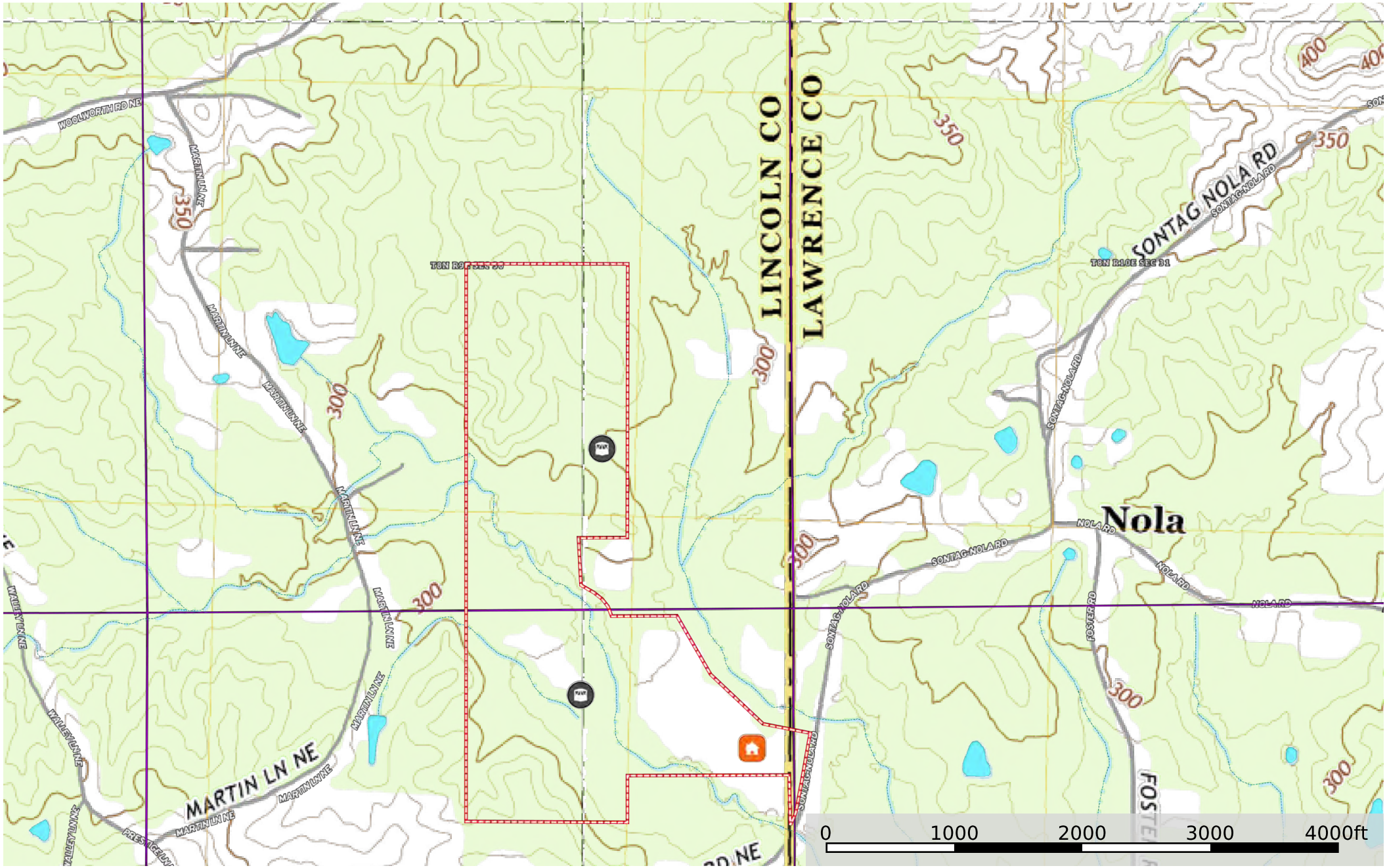
Mississippi, AC +/-



- House Site
- Plot 1
- Plot 2
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

# Lincoln 147

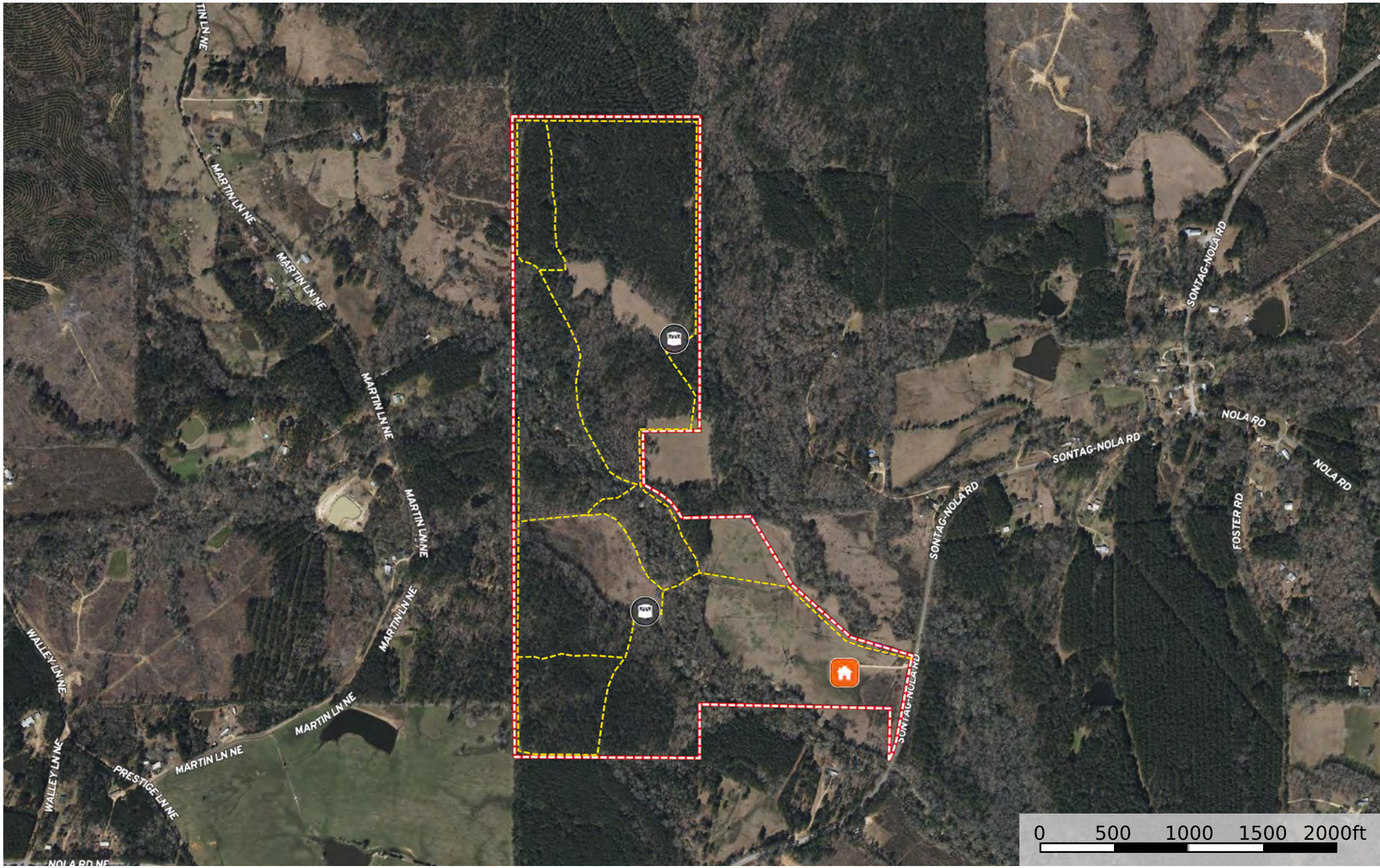
Mississippi, AC +/-



- House Site
- Plot 1
- Plot 2
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

# Lincoln 147

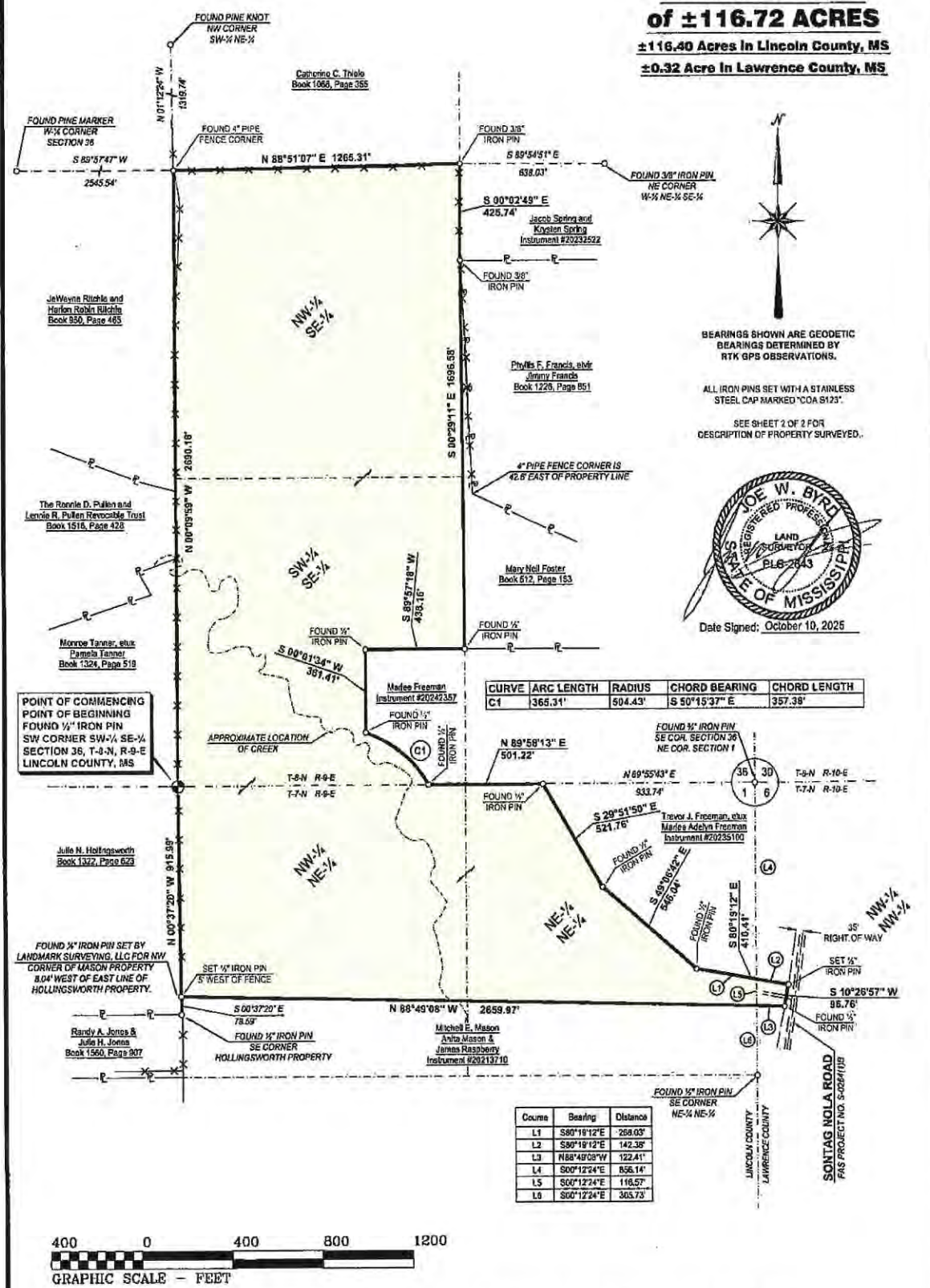
Mississippi, AC +/-



- House Site
- Plot 1
- Plot 2
- Road / Trail
- Boundary

146.72

**PLAT of SURVEY**  
**of ±116.72 ACRES**  
 ±116.40 Acres in Lincoln County, MS  
 ±0.32 Acre in Lawrence County, MS



BEARINGS SHOWN ARE GEODETIC BEARINGS DETERMINED BY RTK GPS OBSERVATIONS.

ALL IRON PINS SET WITH A STAINLESS STEEL CAP MARKED "COA 5123".

SEE SHEET 2 OF 2 FOR DESCRIPTION OF PROPERTY SURVEYED.



Date Signed: October 10, 2025

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	365.31'	504.43'	S 50°15'37\" E	357.38'

Course	Bearing	Distance
L1	S80°19'12\" E	268.03'
L2	S80°19'12\" E	142.38'
L3	N88°49'08\" W	122.41'
L4	S00°12'24\" E	856.14'
L5	S00°12'24\" E	116.57'
L6	S00°12'24\" E	303.73'

POINT OF COMMENCING  
 POINT OF BEGINNING  
 FOUND 1/4\" IRON PIN  
 SW CORNER SW-1/4 SE-1/4  
 SECTION 36, T-8-N, R-9-E  
 LINCOLN COUNTY, MS

FOUND 1/4\" IRON PIN SET BY  
 LANDMARK SURVEYING, LLC FOR NW  
 CORNER OF MASON PROPERTY  
 8.04' WEST OF EAST LINE OF  
 HOLLINGSWORTH PROPERTY.

© 2025  
 MS CDA  
 5123

**JOE W. BYRD & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 P. O. BOX 3837 19-J EAST LINCOLN DR. NE  
 BROOKHAVEN, MS. BROOKHAVEN, MS.  
 39003-7837 35681  
 PH. 601-833-5554 - EMAIL joeb@bellsouth.net

NOT VALID WITHOUT SEAL AND SIGNATURE. DEED REFERENCE: BOOK 892, PAGE 305

DATE: OCT. 10, 2025 SURVEYED FOR: **GREENTREE HOLDINGS, LLC**

SCALE: 1" = 400' LOCATION: **N-1/2 - NE-1/4, Sec. 1, T-7-N, R-9-E & W-1/2 - SE-1/4, Sec. 36, T-8-N, R-9-E**

CLASS: \* B SURVEY **Lincoln Co., MS & NW-1/4 - NW-1/4, Sec. 6, T-7-N, R-10-E, Lawrence Co., MS**

JOB: 2516245 SHEET 1 OF 2

**EXHIBIT "A"**

**STATE OF MISSISSIPPI  
COUNTIES OF LINCOLN AND LAWRENCE**

**INDEXING INSTRUCTIONS**

**LINCOLN**

§36-T8N-R9E

part W/2 SE

§1-T7N-R9E

part N/2 NE

**LAWRENCE**

§6-T7N-R10E

part NW

A parcel of land containing 116.72 acres, more or less, with 116.40 acres being situated partly in the Southwest ¼ of the Southeast ¼ and partly in the Northwest ¼ of the Southeast ¼ of Section 36, Township 8 North, Range 9 East, and also partly in the Northwest ¼ of the Northeast ¼ and partly in the Northeast ¼ of the Northeast ¼ of Section 1, Township 7 North, Range 9 East, all being in Lincoln County, Mississippi, and also 0.32 acre situated in the Northwest ¼ of the Northwest ¼ of Section 6, Township 7 North, Range 10 East, Lawrence County, Mississippi, and described in particular as follows:

Commencing at a ½ inch iron pin marking the Southwest corner of the Southwest ¼ of the Southeast ¼ of said Section 36, and being the POINT OF BEGINNING of the property herein described:

1. Thence North 00 degrees 09 minutes 59 seconds West for a distance of 2690.18 feet to a 4 inch pipe fence corner post;
2. Thence North 88 degrees 51 minutes 07 seconds East for a distance of 1265.31 feet to a 3/8 inch iron pin;
3. Thence South 00 degrees 02 minutes 49 seconds East for a distance of 425.74 feet to a 3/8 inch iron pin;
4. Thence South 00 degrees 29 minutes 11 seconds East for a distance of 1696.58 feet to a ½ inch iron pin;
5. Thence South 89 degrees 57 minutes 18 seconds West for a distance of 438.16 feet to a ½ inch iron pin;
6. Thence South 00 degrees 01 minutes 34 seconds West for a distance of 361.41 feet to a ½ inch iron pin;
7. Thence with a curve turning to the right with an arc length of 365.31 feet, a radius of 504.43 feet, a chord bearing of South 50 degrees 15 minutes 37 seconds East and a chord length of 357.38 feet to a ½ inch iron pin and the South line of the aforesaid Section 36;

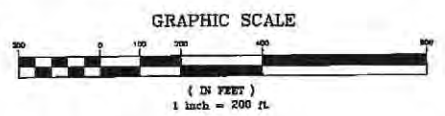
8. Thence North 89 degrees 58 minutes 13 seconds East for a distance of 501.22 feet along the South line of said Section 36 to a ½ inch iron pin;
9. Thence South 29 degrees 51 minutes 50 seconds East for a distance of 521.76 feet to a ½ inch iron pin;
10. Thence South 49 degrees 06 minutes 42 seconds East for a distance of 546.04 feet to a ½ inch iron pin;
11. Thence South 80 degrees 19 minutes 12 seconds East for a distance of 410.41 feet to a ½ inch iron pin and the West right of way of Sontag Nola Road, a paved public road designated as Federal Aid Secondary Project No. S-0264(1)B;
12. Thence South 10 degrees 26 minutes 57 seconds West for a distance of 96.76 feet along said right of way to a ½ inch iron pin;
13. Thence North 88 degrees 49 minutes 08 seconds West for a distance of 2659.97 feet to a ½ inch iron pin and the East boundary of the Julie N. Hollingsworth property as described in Book 1322 at Page 623 of the land records of Lincoln County, Mississippi;
14. Thence North 00 degrees 37 minutes 20 seconds West for a distance of 915.99 feet to the POINT OF BEGINNING.

As shown on the plat of survey prepared by Joe W. Byrd and Associates, Inc., dated October 10, 2025.

**SIGNED FOR IDENTIFICATION**

Dale Water

Deborah Kay Norton



Legend	
○	Monument Set
●	No Monument Set
⊙	Monument Found
⊖	Iron Pin Set
⊕	Iron Pin Found
⊗	Fence Corner Found
⊘	Metal T-Pin Found
⊙	Found Concrete Monument
⊖	Right of Way
⊕	Point of Commencement
⊗	Point of Beginning
⊘	Power Pole
—	Overhead Electric Line
—X—	Barbed Wire Fence

**Reference Materials**  
 1) Lincoln County Tax Map  
 2) Lincoln County Ownership Map  
 3) Lawrence County Tax Map  
 4) Lawrence County Ownership Map  
 5) GLO Township Plats  
 6) Deed Book 682, Page 305  
 7) State Aid Road Construction Plans (Federal Aid Secondary Project No. S-0264(1)R)

**Notes**  
 1) No record search of easements was conducted.  
 2) Survey performed without the benefit of a title opinion.  
 3) 1/2" x 1/8" rebar with cap set at all property corners, unless noted otherwise.  
 4) Orientation is based upon GPS Observation (Geodetic North).

**Legal Descriptions**

**Parcel 1**  
 A parcel of land located in the SW 1/4 of the NE 1/4 of Section 1, Township 7 North, Range 9 East, Lincoln County, Mississippi, and being more particularly described as follows:

Commence and Begin at an iron pin set marking the NE corner of the said SW 1/4 of the NE 1/4; thence run South 00 degrees 07 minutes 31 seconds East along the east line of the said SW 1/4 of the NE 1/4 for 334.90 feet to an iron pin set; thence run North 89 degrees 58 minutes 12 seconds West for 1,272.40 feet to an iron pin set beside a fence corner on the west line of the said SW 1/4 of the NE 1/4; thence run North 00 degrees 09 minutes 07 seconds West along said west line for 334.90 feet to an iron pin set marking the NW corner of the said SW 1/4 of the NE 1/4; thence run South 82 degrees 58 minutes 12 seconds East along the north line of the said SW 1/4 of the NE 1/4 for 1,272.56 feet back to the Point of Beginning. Said parcel contains 9.78 acres, more or less. Bearings in this description are based on a GPS observation of Geodetic North.

**Parcel 2**  
 A parcel of land located in the NW 1/4 of the NW 1/4 of Section 6, Township 7 North, Range 10 East, Lawrence County, Mississippi, the NE 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 1, Township 7 North, Range 9 East, Lincoln County, Mississippi, and being more particularly described as follows:

Commence and Begin at an iron pin set marking the SE corner of the said NW 1/4 of the NE 1/4 of Section 1; thence run North 89 degrees 58 minutes 12 seconds West along the south line of the said NW 1/4 of the NE 1/4 for 1,272.56 feet to an iron pin set marking the SW corner of the said NW 1/4 of the NE 1/4; thence run North 00 degrees 09 minutes 07 seconds West along the west line of the said NW 1/4 of the NE 1/4 for 334.90 feet to an iron pin set; thence run South 88 degrees 50 minutes 38 seconds East for 2,056.33 feet to an iron pin set on the western right of way line of Nola Road NE; thence run South 10 degrees 16 minutes 30 seconds West along said western right of way line for 30.00 feet to an iron pin set; thence run South 78 degrees 51 minutes 21 seconds West for 1,413.59 feet back to the Point of Beginning. Said parcel contains 15.78 acres, more or less. Bearings in this description are based on a GPS observation of Geodetic North.

**Parcel 3**  
 A parcel of land located in the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 6, Township 7 North, Range 10 East, Lawrence County, Mississippi and the NE 1/4 of the NE 1/4 of Section 1, Township 7 North, Range 9 East, Lincoln County, Mississippi, and being more particularly described as follows:

Commence and Begin at an iron pin set marking the SW corner of the said NE 1/4 of the NE 1/4 of Section 1; thence run North 78 degrees 51 minutes 21 seconds West for 1,413.59 feet to an iron pin set on the western right of way line of Nola Road NE; thence run South 70 degrees 16 minutes 30 seconds West along said western right of way line for 422.81 feet to an iron pin set; thence run along said western right of way line along a curve to the right for 146.87 feet to an iron pin set on the west line of the said SW 1/4 of the NW 1/4 of Section 6, said curve having a radius of 894.23 feet, an included angle of 09 degrees 29 minutes 52 seconds, and a chord of South 14 degrees 59 minutes 59 seconds West for 146.41 feet; thence run North 00 degrees 12 minutes 54 seconds West along said west line for 283.56 feet to an iron pin set marking the SE corner of the said NE 1/4 of the NE 1/4 of Section 1; thence run North 89 degrees 58 minutes 12 seconds West along the south line of the said NE 1/4 of the NE 1/4 for 1,272.56 feet back to the Point of Beginning. Said parcel contains 4.44 acres, more or less. Bearings in this description are based on a GPS observation of Geodetic North.

**Easement**  
 An ingress/egress easement located in the NW 1/4 of the NW 1/4 of Section 6, Township 7 North, Range 10 East, Lawrence County, Mississippi, the NE 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 1, Township 7 North, Range 9 East, Lincoln County, Mississippi, and being more particularly described as follows:

Commence and Begin at an iron pin set marking the SE corner of the said NW 1/4 of the NE 1/4 of Section 1; thence run North 89 degrees 58 minutes 12 seconds West along the north line of the NW 1/4 of the NE 1/4 for 144.11 feet; thence run North 78 degrees 51 minutes 21 seconds East for 1,565.92 feet to an iron pin set on the western right of way line of Nola Road NE; thence run South 10 degrees 16 minutes 30 seconds West along said western right of way line for 30.00 feet to an iron pin set; thence run South 78 degrees 51 minutes 21 seconds West for 1,413.59 feet back to the Point of Beginning. Said easement contains 0.96 acres, more or less. Bearings in this description are based on a GPS observation of Geodetic North.

**LANDMARK SURVEYING, LLC**  
 P.O. Box 580 • Magnolia, Mississippi 39071  
 Phone (601) 849-0766 Fax (601) 849-0777  
 SCALE: 1" = 200'  
 DATE OF SURVEY: 05/24/2021  
 CLASS OF SURVEY: D

SURVEY FOR:  
**Mitchell Mason**  
 NW 1/4 OF NW 1/4 & SW 1/4 OF NW 1/4 SECTION 6, T 7 N, R 10 E, LAWRENCE COUNTY, MISSISSIPPI & NE 1/4 OF NE 1/4, NW 1/4 OF NE 1/4 & SW 1/4 OF NE 1/4, SECTION 1, T 7 N, R 9 E, LINCOLN COUNTY, MISSISSIPPI  
 BEARINGS DETERMINED BY: GPS Observation  
 SURVEYED BY: CM  
 DRAWN BY: CS



**EXHIBIT "A"**

**INDEXING INSTRUCTIONS**

**LINCOLN COUNTY**

§1-T7N-R9E

part NE

**LAWRENCE COUNTY**

§6-T7N-R10E

part NW



**STATE OF MISSISSIPPI  
COUNTY OF LINCOLN AND LAWRENCE**

A parcel of land located in the NW ¼ of the NW ¼ and the SW ¼ of the NW ¼ of Section 6, Township 7 North, Range 10 East, Lawrence County, Mississippi and the NE ¼ of the NE ¼, the NW ¼ of the NE ¼ and the SW ¼ of the NE ¼ of Section 1, Township 7 North, Range 9 East, Lincoln County, Mississippi, and being more particularly described as follows:

Commence and Begin at an iron pin set marking the NE corner of the said SW ¼ of the NE ¼ of Section 1; thence run South 00 degrees 07 minutes 31 seconds East along the east line of the said SW ¼ of the NE ¼ for 334.90 feet to an iron pin set; thence run North 89 degrees 58 minutes 12 seconds West for 1,272.40 feet to an iron pin set beside a fence corner on the west line of the said SW ¼ of the NE ¼; thence run North 00 degrees 09 minutes 07 seconds West along said west line for 334.90 feet to an iron pin set marking the SW corner of the said NW ¼ of the NE ¼ of Section 1; thence continue North 00 degrees 09 minutes 07 seconds West along the west line of the said NW ¼ of the NE ¼ for 355.87 feet to an iron pin set; thence run South 88 degrees 50 minutes 38 seconds East for 2,666.33 feet to an iron pin set on the western right of way line of Nola Road NE; thence run South 10 degrees 16 minutes 30 seconds West along said western right of way line for 452.81 feet to an iron pin set; thence run along said western right of way line along a curve to the right for 146.57 feet to an iron pin set on the west line of the said SW ¼ of the NW ¼ of Section 6, said curve having a radius of 884.23 feet, an included angle of 09 degrees 29 minutes 52 seconds, and a chord of South 14 degrees 59 minutes 59 seconds West for 146.41 feet; thence run North 00 degrees 12 minutes 54 seconds West along said west line for 283.56 feet to an iron pin set marking the SE corner of the said NE ¼ of the NE ¼ of Section 1; thence run North 89 degrees 58 minutes 12 seconds West along the south line of the said NE ¼ of the NE ¼ for 1,272.56 feet back to the Point of Beginning.

Said parcel contains 30.00 acres, more or less. Bearings in this description are based on a GPS observation of Geodetic North. According to the survey of Landmark Surveying, LLC, dated May 24, 2021.

**SIGNED FOR IDENTIFICATION**

  
\_\_\_\_\_  


  
\_\_\_\_\_  
