

SEMINARY, MISSISSIPPI

Prepared by the Mississippi Development Authority
 March 23, 2006

(601) 359-3449/www.mississippi.org

POPULATION

Population:	1990	1995	2000	2005	2010
Seminary	231	232	335	335	340
Covington County	16,539	17,126	19,407	20,225	20,353

Most populated cities in Covington County:

City	2005 Population
Collins	2,524
Mount Olive	831
Seminary	335

Age breakdown of county population, 2004:

0 to 17	23.0 %	40 to 49	14.7 %
18 to 21	6.6 %	50 to 64	16.2 %
22 to 29	10.8 %	65 and over	14.0 %
30 to 39	14.6 %		

Median age of county population, 2004: 35.1

Source: U.S. Bureau of Census, Census of Population, 1990 and 2000; 2005 and 2010 Population Estimates, Demographics Now.

LOCATION

Distance to selected cities from Seminary:

Area	Distance	
Atlanta, Georgia	382 miles	616 kilometers
Chicago, Illinois	795 miles	1,282 kilometers
Dallas, Texas	451 miles	727 kilometers
Jackson, Mississippi	69 miles	111 kilometers
Memphis, Tennessee	264 miles	426 kilometers
New Orleans, Louisiana	126 miles	203 kilometers

Source: Official Mississippi Highway Map; unpublished data collected by MDA.

LABOR UNIONS

Information on labor union activity in Mississippi can be obtained by calling MDA at 601-359-3449.

WAGES

Annual Average, 2004*:

Manufacturing

Covington County	\$428/week	\$10.70/hour
Mississippi	\$639/week	\$15.98/hour
United States	\$920/week	\$23.00/hour

Services

Covington County	\$398/week	\$9.95/hour
Mississippi	\$508/week	\$12.70/hour
United States	\$724/week	\$18.10/hour

*All rates include management personnel.

Source: County data-Mississippi Department of Employment Security, U.S. data-U.S. Department of Labor, Bureau of Labor Statistics, 2004 Annual Average.

LABOR FORCE

Annual Average, 2004:	Covington County	Commuting Area*
Labor Force	8,769	123,019
Male Percentage	53%	
Female Percentage	47%	
Total Employment	8,490	114,020
Manufacturing	1,659	
Services & Misc.	1,885	
Total Unemployed	490	6,300
Unemployment Rate	5.5%	5.1%
U.S.	5.5%	
Mississippi	6.2%	

*Commuting area includes all contiguous counties in Mississippi and neighboring states.

Source: Mississippi Department of Employment Security 2004, U.S. Bureau of Labor Statistics

RETAIL SALES

Gross Retail Sales (in millions):

	1995	2000	2004
Seminary	\$ 3	\$ 3	\$ 6
Covington County	\$ 87	\$ 132	\$ 145

Source: Mississippi State Tax Commission, Annual Report, Fiscal Years Ending June 30, 1995; 2000, 2004.

INCOME

Per Capita Personal Income:

	1995	2000	2003
Covington County	\$14,067	\$16,771	\$18,596

Earnings, Covington County:

Earnings by Place of Work, 2003 \$159,007,000

Sources of Earnings by Place of Work, 2003:

Manufacturing	28.6%
Services-Other	2.3%
Wholesale Trade	3.0%
Retail Trade	7.0%
Government	27.1%
Construction	5.1%
Finance & Insurance	2.3%
Transportation & Warehousing	9.1%
Healthcare & Social Assistance	3.8%
Educational Services	0.0%
Accommodation & Food Services	0.0%

Source: U.S. Bureau of Economic Analysis, 2003.

ASSESSED VALUE

Grand Total Ad Valorem Assessment (in millions):

	1995	2000	2004
Covington County	\$ 82	\$ 104	\$ 149

Source: Mississippi State Tax Commission, 2004.

FINANCIAL INSTITUTIONS

Banks based in Seminary None

Banks with one or more branches in Seminary 2

Source: Mississippi Banker's Association, Mississippi Bank Directory, 2005-2006 Edition.

TRANSPORTATION

Highways in Seminary:

MS 535
US 49

Railroads in Seminary:

Canadian National

Air Travel in Seminary:

Nearest Commercial Airport and its location:

Hattiesburg-Laurel Regional, Moselle

Distance (miles) 20

Length of runway 6,500 feet/1,982 meters

Number of daily outgoing flights 2

Major airlines serving the airport:

Northwest Airlin

Nearest general aviation airport and its location:

Hattiesburg-Laurel Regional, Moselle

Distance (miles) 20

Length of runway 6,500 feet/1,982 meters

Common carriers operating in Seminary area 22

Seminary's nearest full-service port:

Port of Gulfport

Post Office Box 40

Gulfport, MS 39502

228-865-4300

Distance from Seminary 86 miles/139 kilometers

Name of waterway Gulf of Mexico

Channel depth 36 feet/11 meters

Source: Mississippi Department of Transportation; Mississippi Port Authorities; unpublished data collected by MDA, 2005.

HEALTH CARE

Hospitals in Covington County 1

Number of beds 82

Source: Mississippi Department of Health, Directory of Mississippi Health Facilities, 2004.

EDUCATION

For detailed information on education in Covington County and Mississippi, request an Education Profile. Education Profiles are prepared for all Mississippi counties and may be obtained by calling 601-359-3593, or online at www.mississippi.org.

UTILITIES AND SERVICES

Electricity distributor(s) in Seminary:

Mississippi Power Company

Water/sewage service in Seminary:

Utility name	Town of Seminary
Source	Wells
System capacity	451,200 gallons per day 1,709 kiloliters per day
Average consumption	36,000 gallons per day 136 kiloliters per day
Peak consumption	50,000 gallons per day 189 kiloliters per day
Storage capacity	100,000 gallons 379 kiloliters
Sanitary sewer capacity	57,600 gallons 218 kiloliters
Sewer treatment type	Lagoon
Percent of community served	98%
Present load	90%

Natural gas distributor(s) in Seminary:

Wilmut Gas and Oil Company

Source: Unpublished data collected by MDA, 2001.

COUNTY FEATURES

County Seat(s)	Collins
Land area	415 square miles/1,075 square kilometers
County land area in commercial forests	60 %
National Parks/Historic Landmarks:	None

State Parks:

None

Tourism related information

Call 1-800-WARMEST

Source: Mississippi Elected Officials Directory; Mississippi Institutions of Higher Learning; unpublished data collected by MDA.

LARGEST MANUFACTURERS IN COVINGTON COUNTY

Manufacturing	Employees	Type of Business
Sanderson Farms, Inc.-Collins	1,289	Young chickens (usually under 20 weeks of age), including broilers, fryers, roasters, and capons (in
W.E. Blain & Sons, Inc.	150	Hot mix asphalt
Warren, Inc.	139	Truck-mounted spreaders for ice control, spreading fertilizer, etc.
Rutland Lumber Co., Inc.	70	Hardwood rough lumber: oak
D & L, Inc.	30	Commercial veneers, hardwood, not reinforced, poplar and gum, single-ply

Source: Mississippi Manufacturers' Database, MDA, March 2006.

FIRE INSURANCE RATING

Seminary

Class 8

Source: Mississippi State Rating Bureau, August 2002.

COST OF HOUSING

Average Selling Price of Homes, 2004:

Jackson	\$199,485
Gulfport	\$189,900
Hattiesburg	\$204,780
Tupelo	\$192,228

Source: ACCRA Cost of Living, 2004.

PROPERTY TAX

General county millage 18.45

Property tax- Counties and municipalities levy a property tax on real and personal tangible property. Most property is assessed at 15% of true value. Motor vehicles and utilities (excluding railroads) are assessed at 30% and owner-occupied residential properties are assessed at 10% of true value.

To calculate annual property tax:

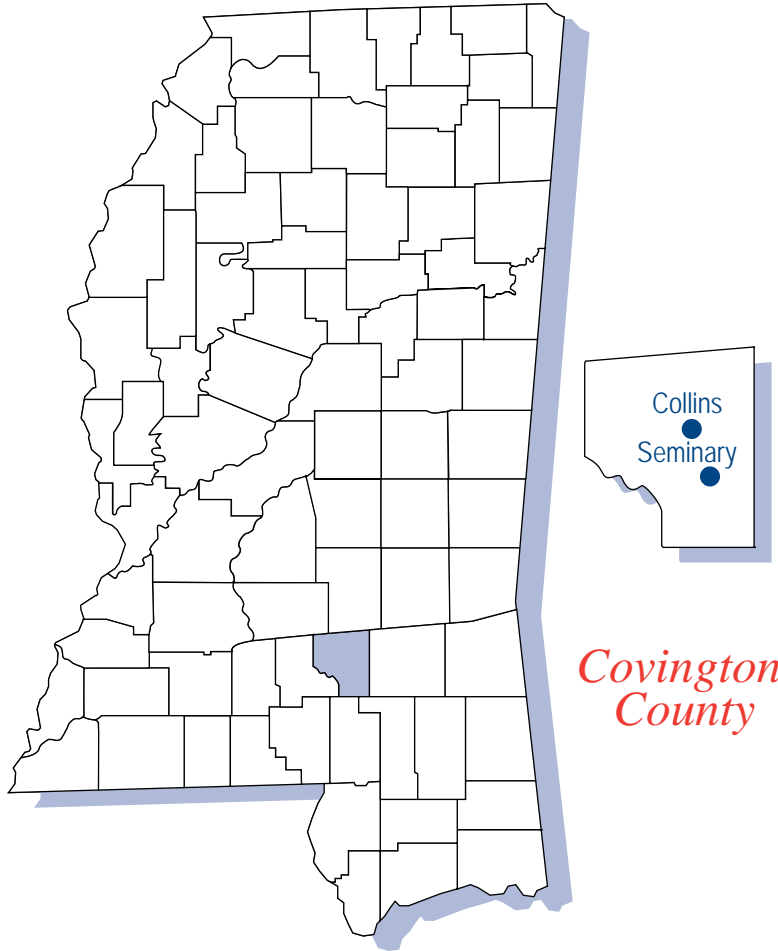
$$\text{Tax} = (\text{V} \times \text{A} \times \text{M}) / 1000$$

V = property value (\$), A = assessment percentage (%), M = millage rate

$$\text{Example: Home value } \$96,226 \text{ millage rate } 18.45 \\ (\$96,226 \times 10\% \times 18.45) / 1,000 = \$177.54$$

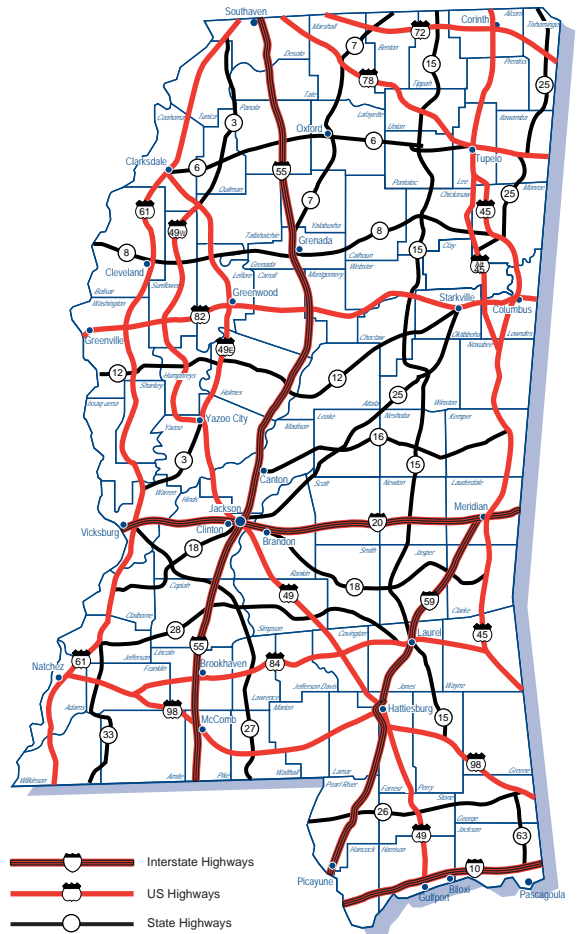
Source: Mississippi State Tax Commission, 2004-2005.

County Location



Covington County

Federal/State Highways



Regional Map

