

# LAND FOR SALE

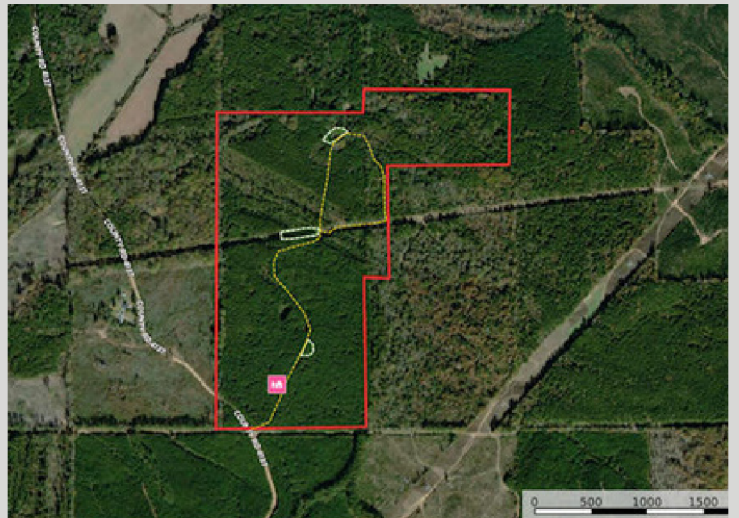


Attala County, MS | 110 +/- Acres

Newport Pines Farm is a +/- 110 acre notable timberland investment tract in southwestern Attala County. Located along CR 4137 just south of Sallis, this tract consists of approximately 62 acres of recently thinned +/- 20 year old investment grade pine plantation, 20 acres of mixed hardwood and pine, 23 acres of recent clearcut, and 5 acres of non forested areas consisting of a gas line ROW and two ponds. A well built internal road allowing access to the entire property. There is a great spot on the ridge overlooking the pond for a cabin or home, but if you are into living or camping off the grid, you will find a quaint little cabin situated on the property allowing you to camp the old fashioned way. Water and power are close by. This is a great timberland investment and deer/turkey hunting opportunity in Attala County!

Owner/Agent

**\$219,000**



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