

# LAND FOR SALE

Dry Grove Farms is a +/- 1537 contiguous acre notable timberland and hunting property located in southern Hinds County, MS. This property has been meticulously well managed for several decades to be a top tier investment grade timber producing property. There are approximately +/- 1,322 total forested acres with +/- 1,127 acres being merchantable. Property consists of approximately 705 acres of merchantable +/- 30 year old pine plantation, 422 acres of predominantly mature hardwood, 188 acres of well established and growing pre merchantable pine plantation, 140 acres of recent clearcut and the remaining 68 acres being powerline/gas right-of-ways, ponds, food plots, woods roads, etc. There is a substantial amount of current standing timber value allowing immediate and long term income if desired. Timber cruise and stand maps available upon request. This tract offers over 3.8 miles of paved road frontage along Dry Grove Rd, Prentiss Crump Rd, and Hand Rd. Power and community water are available along the entire eastern portion. Majority of the property is gently rolling terrain with the southern portion being flat along the Little Tallahala Creek bottom. There are numerous box stands and established food plots with miles of well constructed internal woods roads, allowing excellent access to majority of the property. Dry Grove Farms is located in a known area for quality hunting and is in close proximity to the metro Jackson area as well as Baton Rouge and New Orleans. With the diverse timber stands, internal roads, and both upland and bottomland terrain, this tract offers exceptional whitetail deer and turkey hunting opportunities! This property is also being offered in smaller parcels. Contact Dillon Walker for additional information!

**\$5,176,000**



Hinds County, MS | 1,537 +/- Acres



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