

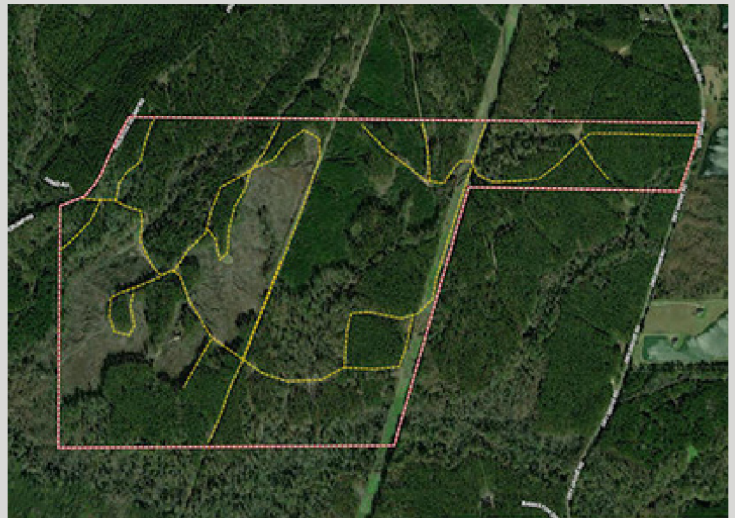
# LAND FOR SALE

+/- 465 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 +/- 447 forested acres on this property with +/- 323 acres being merchantable age. Property consists of approximately 200 acres of merchantable +/- 30 year old pine plantation, 123 acres of predominantly upland and bottomland mature hardwood, 84 acres of well established and growing pre merchantable pine plantation in two different age stands of 4 years and 8 years, and the remaining 18 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 ample amount of black top road frontage along Dry Grove Rd and Prentiss Crump Rd. Power and community water are available along the 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. This tract 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, turkey and small game hunting opportunities! Contact Dillon Walker for additional information!

**\$1,645,000**



Hinds County, MS | 465 +/- Acres



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