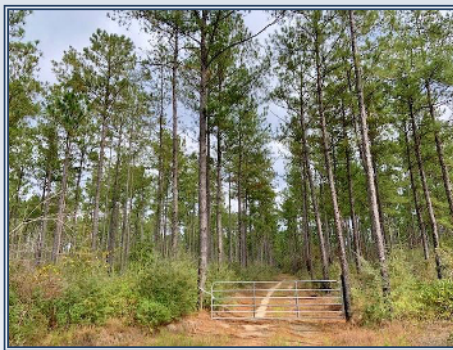
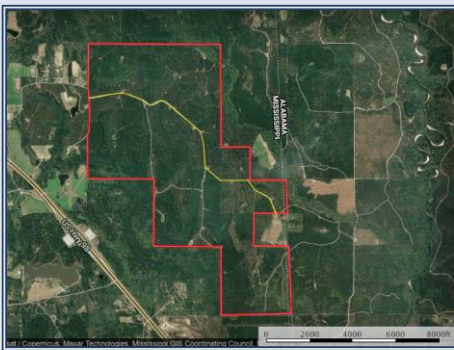




Prime is just one word that describes this exceptional timber land investment Property. Consisting of 1118 acres more or less, this property has been professionally managed for many years. With stand ages ranging from 12 years old to 40 years old approximately, the revenue return is immediate with future returns growing. Its proximity to over 8 different mills, along with winter time logging, prime stumpage prices would be brought. The paved road access leads way to a gravel road that splits the property to allow another land owner to their place but other than that it's one contiguous private tract. The size of the tract paired with the management plans in place, has made for some good whitetail habitat along with arguably the best turkey hunting in the area. If you're looking for a place to bring the family to ride ATVs in the summer, then the countless miles of trails throughout the property will be a treat. When it gets hot in the day take a dip in the ever flowing Brushy Creek that crosses the tract in the NE corner. With all this plus the addition of power and other utilities nearby this tract is a rare find.

Moody Road, Lucedale

30.90344, -88.44043 GPS



\$2,683,000



Cole Pierce
 pierceforestry@gmail.com
 Office: (601) 250-0017
 Cell: (601) 270-5262
 MSLand4Sale.com



1118 acres
 MLS #119532
 UC #23042-19532