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**REALTREE**  
UNITED COUNTRY  
HUNTING PROPERTIES

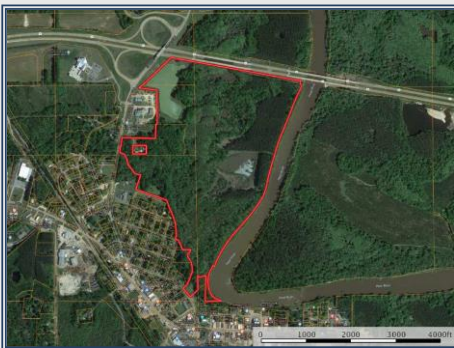
**SOUTHERN  
STATES REALTY**



Land for sale on the Pearl River in Monticello, MS. This 180 acre tract is located in Lawrence County at the corner of Old HWY 27 and HWY 84. This property would make a great timber/recreational land investment. A fresh timber cruise showed there is almost \$300K in timber on the tract. 25 acres of mature planted pine with the balance being mature hardwood. This tract has unlimited year around recreational opportunities. There is great deer, turkey, duck and small game hunting on the tract. The sloughs make for great pinch points to funnel the deer for bow and rifle hunting. There is also great fishing in the 8 acre and 4 acre lakes. Not to mention the unreal fishing and fun in the Pearl River. Being located so close to town this tract is easy to get to with lots of road frontage. There are several great camp locations with power and water at most of the road frontages. So, if you are looking for a great investment with hunting, fishing and year around fun at a great price, this is it! Call today!

**Hwy 84 East, Monticello**

31.566955, -90.110014 GPS



**\$495,000**

180 Acres  
MLS #131532  
UC #23042-31532

