



SOUTHERN STATES REALTY



142 acres FOR SALE close to the state line with a long list of values that make it special. This property has a lot to offer with over 2,000 feet of road frontage on Hwy 568 with 2 access points and an older barn structure that has power run to it. The majority of the east boundary is the West Branch of the Tickfaw River and has multiple open spots where the river can be accessed. The property consists of 72 acres of mature mixed hardwood and pine timber on the north side, 42 acres of plantation pine timber on the south side, 18 total acres of fields and the balance is all hardwood timber along the river. Interior roads have recently been opened up to provide access around and throughout all parts of the property and the fields have recently been clipped in preparation for the upcoming hunting season. The wildlife in the area is plentiful and the habitat is prime, so don't wait! Call and schedule your appointment to see this great opportunity today!

Hwy 568, Magnolia, MS

31.0732767, -90.6361140 GPS



142 Acres
MLS #136766
UC #23042-36766
\$475,000



Scott Lindsey
lindseyforestry@hotmail.com
Office: (601) 250-0017
Cell: (601) 248-3561
SouthernStatesRealty.com



Brent Barron
Brentbarron19@gmail.com
Office: (601) 250-0017
Cell: (601) 248-3849
SouthernStatesRealty.com