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SouthernStatesRealty.com



**Southern
States Realty**



This 625 acre parcel of timberland in South Mississippi has a great network of internal roads, food plots, paved road frontage, power, septic, and water in place already. The timber is a mix of well managed pine stands ranging in age from 25 plus down to a 20 acre 8 year old stand. 200 acres was recently burned to reduce competition and promote new vegetation for wildlife. 400 acres is scheduled to be thinned at the end of this summer or next, depending on the market. A new owner could make that decision. This tract is covered in deer and turkeys and the timber management will increase the carrying capacity. It's also only 10 minutes from I-55 and is just across the MS/LA State Line.

3280 Smiley Honea Road, Magnolia, MS

31.140682, -90.591096 GPS



\$2,300,000

**625± Acres
MLS #141748**

