

"Topeka Tract"

Section 35, T6N, R10E
Lawrence County, MS



Mark Dale Forester/Broker

M-601.594.1564
O-601.587.4446
POB 1452
1710 W. Broad St.
Monticello, MS
39654



For Sale
17.6 ± Acres
\$44,000.00

If you're looking for a small tract to build your dream home or a site to convert to pasture then look no further. This parcel is located along Highway 27 in the coveted Topeka school district. The tract has been recently harvested and is ready to be replanted or converted to pasture. Utilities adjoin this easily accessible parcel. This is the perfect starter parcel for the beginning rancher. Give us a call to view this property.

Quick Facts

Sales Price: \$44,000.00

Tract Acreage: 17.6±

Tract Location:

Legal: PT NW4 NE4, PT SW4 NE4, S35, T6N, R10E, Lawrence County, MS

Address: 1475 Hwy 27, Jayess, MS 39641

Lat: 31.44926750446506

Long: -90.16463990660406

Paved Road Frontage: 592'

Interior Roads: 0'

Utilities:

Water: Yes, Rural Water As.

Electric: Yes,

Ad Valorem Taxes: 2011 - \$59.62

Topography: Rolling

Zoning: Rural/Timberland

Fema Flood Zone: None

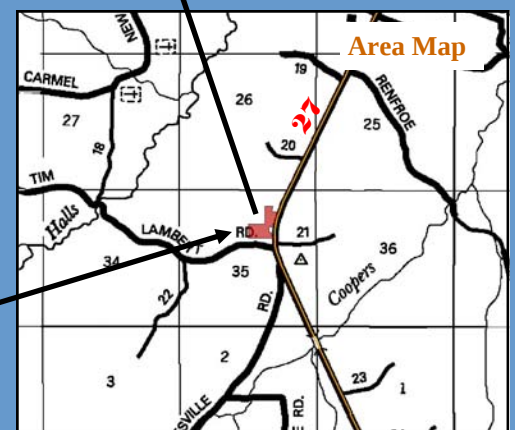
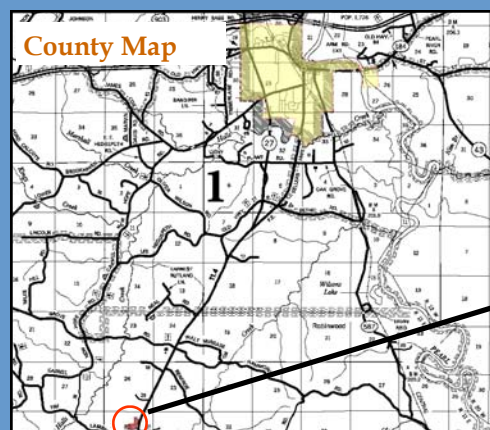
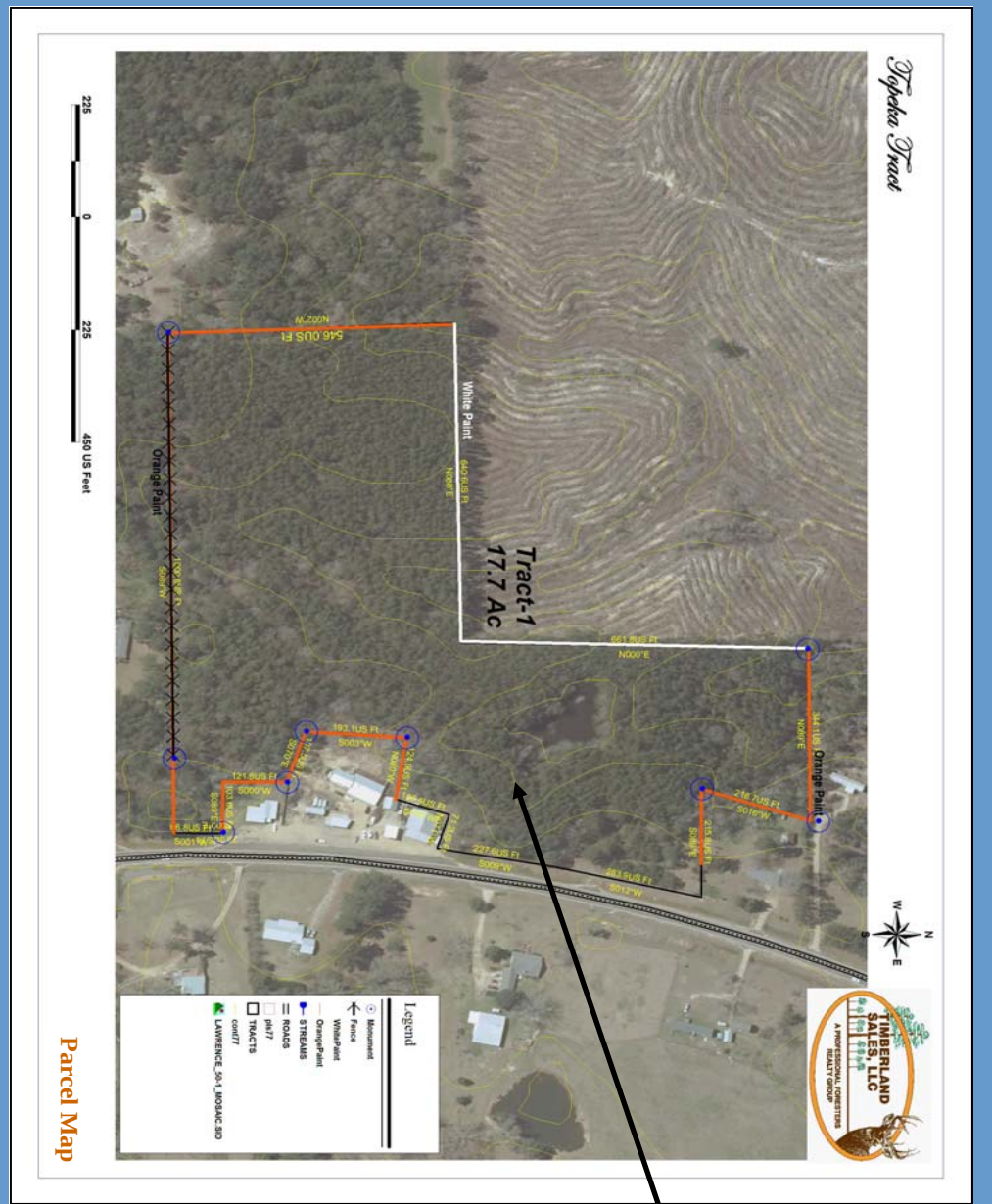
History: Timberland

Timber: None, Harvested 07/2015.

Mineral Rights: 50%

Driving Directions: From Hwy 84/27 interchange, drive South Hwy 27 8.9 miles, to tract on West side of Hwy (↻).

Disclaimer: Forest Pro LLC is the exclusive agent for this transaction. Neither Seller or Forest Pro LLC nor their representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, timber volumes, or acreage. The map is included to show approximate dimensions of the property and is included only to assist the reader in visualizing the property.



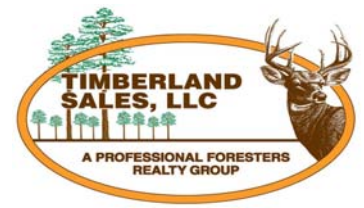
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View North along Hwy 27.



View South along Hwy 27.



View West of old pond.



View West of Site.



View Southwest of site.

MORE INFO:

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? No

Sub-dividable?: No.

How to view the property: By appointment or by signing release form (www.theforestpro.com/pdf/doc_1208180549.pdf)

History: Timberland

Streams: None

Soils: Name, Slope, % Area, Loblolly Pine Site Index⁵⁰

Providence Silt loam 2-5%, 42.1%, 87'

Smithdale Sandy Loam 15-30%, 57.9%, 86'