

Mobile: 601-347-3622  
ariser@4cornerprop.com  
Office: 601-952-2828



Fax: 601-952-2829  
www.mslandpro.com  
Call Alex Today!

855 S. Pear Orchard Rd. Ste. 401. Ridgeland, MS 39157

## ***Premier Tract in South MS!!***

### ***171 Acres in Pearl River County, MS***



**\$473,000**



- *Outstanding Recreational Tract in South MS.*
- *Cabin on the Lake*
- *Internal Roads*
- *Timber Cruise*
- *Established Food Plots*
- *Ideal Hunting Tract w/ Deer, Turkey, and Small Game*
- *Lake full of Large Mouth Bass and Blue Cats!*

**Looking for a weekend retreat?** Then be sure and take a hard look at this tract!! This tract is in the ideal location of Pearl River County that is not too far from town with excellent neighbors. This property features paved road frontage with excellent internal roads throughout the property. There are established food plots in place for harvesting trophy whitetail. The property also comes with a beautiful rustic cabin that has been fully renovated on the inside over looking the lake. The lake is perfect for weekend fishing full of largemouth bass, brim and catfish. There is a live creek on this property for your enjoyment as well. This property features pine plantation that has been thinned once which helps for the wildlife with scattered hardwoods. This is a turn key tract ready to make memories that last for a lifetime. Come and take a look today!!

Information is Believed to be Accurate but not Guaranteed







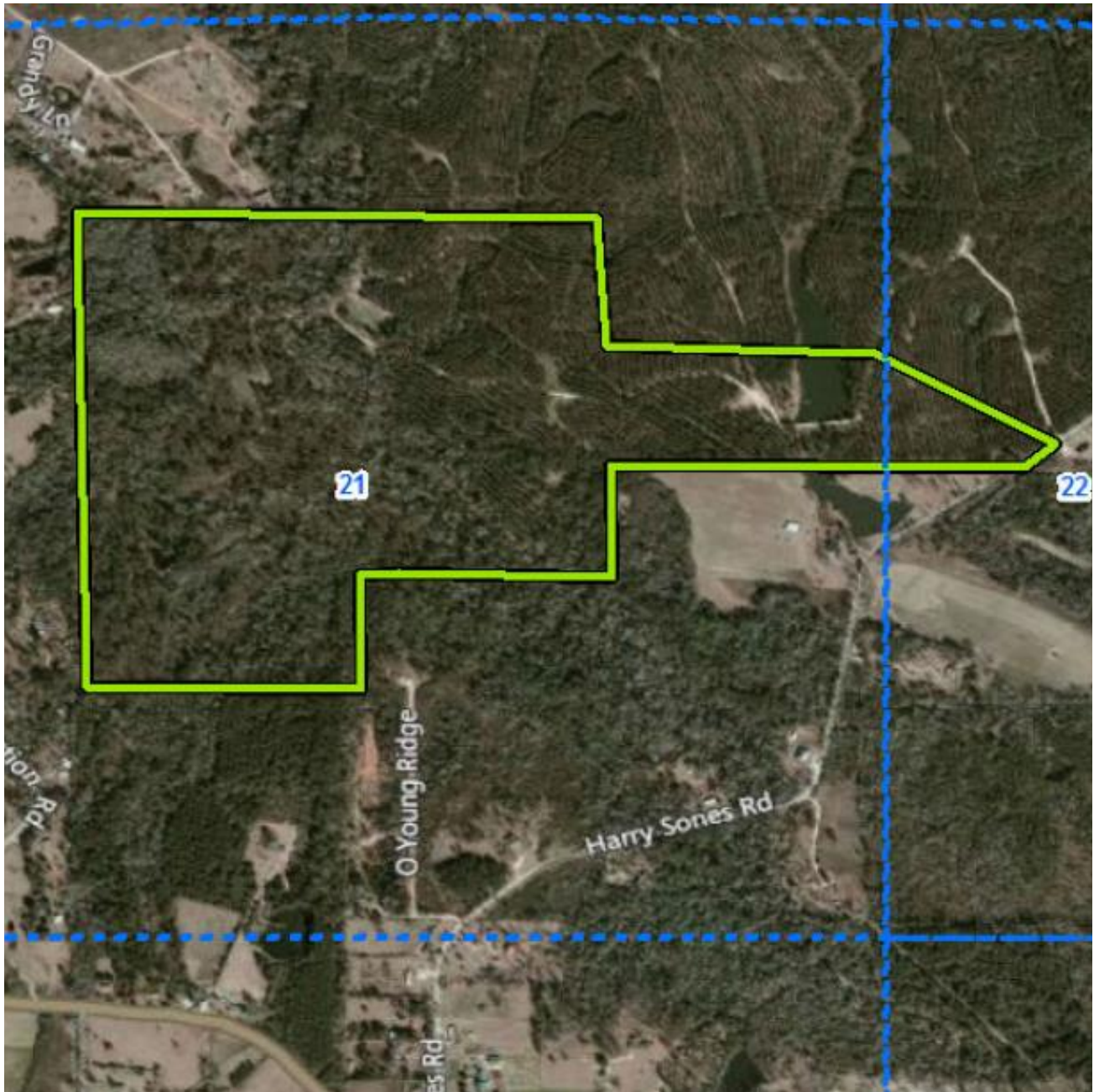
**Alex Riser, REALTOR®**  
**Mobile 601-347-3622    [ariser@4cornerprop.com](mailto:ariser@4cornerprop.com)**  
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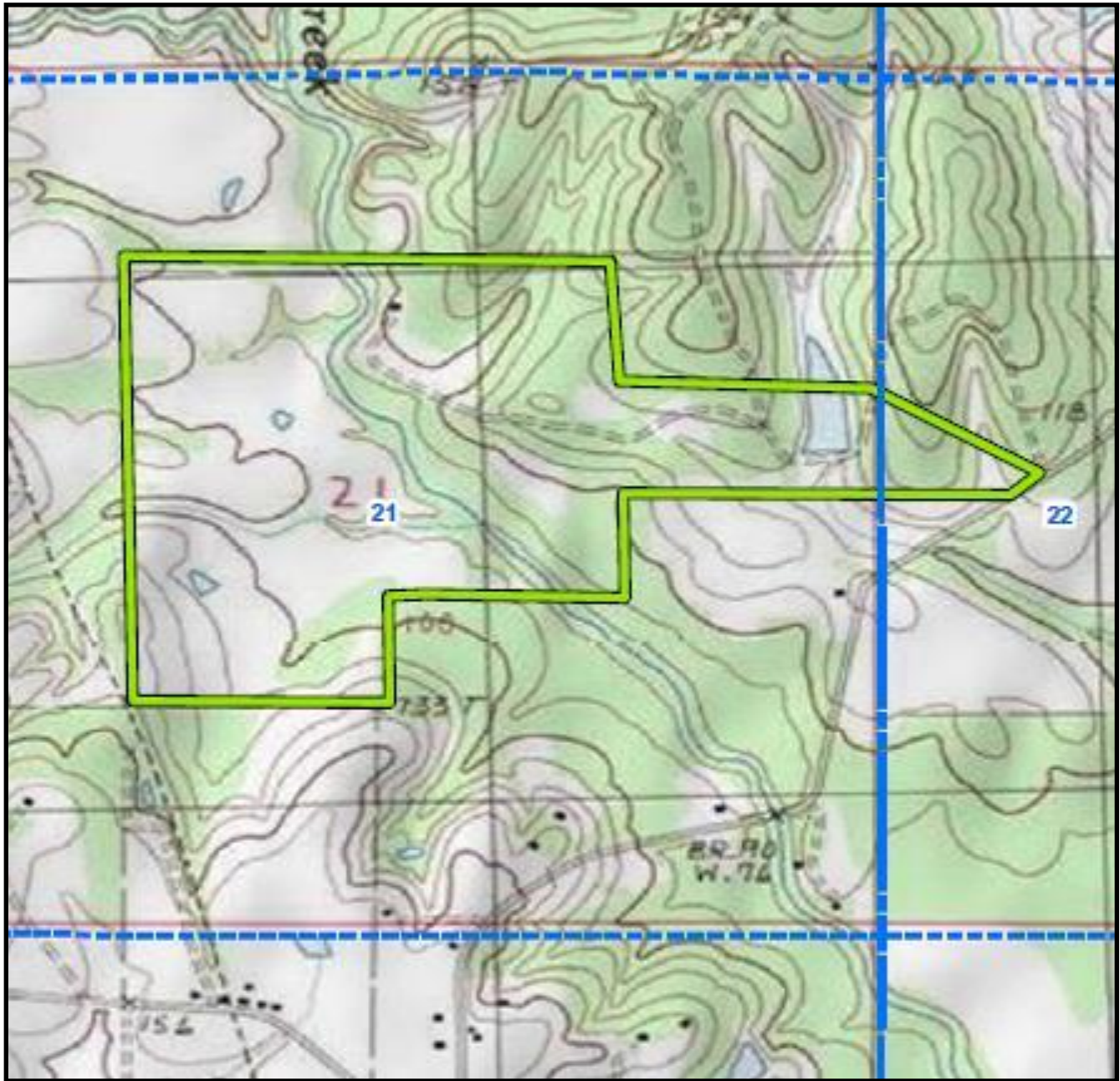


Aerial



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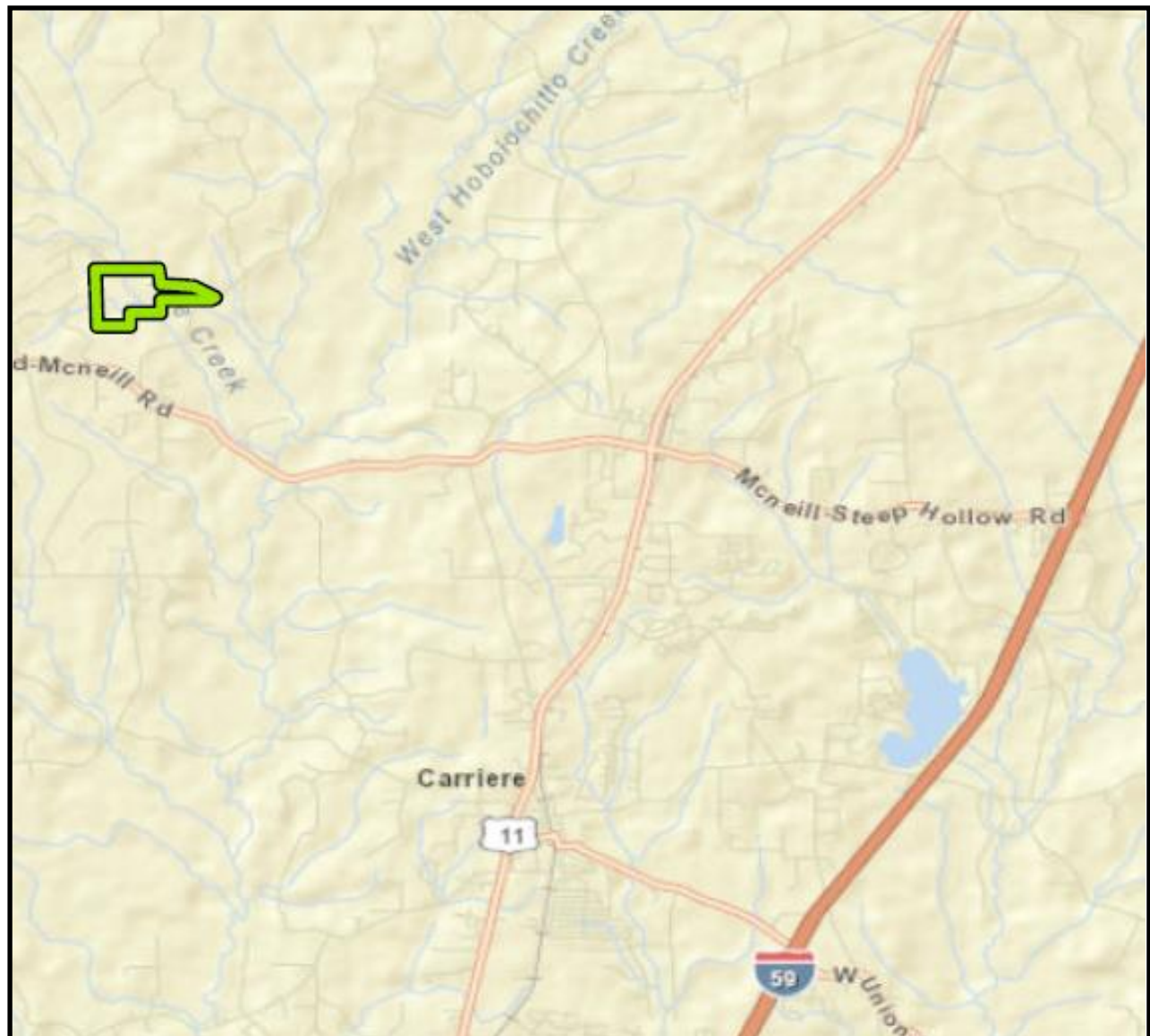
Topo Map



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### Directional Map

Directions: From Picayune, take I-59 North 8.6 miles and take exit 15 towards McNeil. Go 02 miles and turn left onto Mcneill Steephollow Rd. Continue 7.9 miles and turn right onto Harry Sones Rd. Drive 1.2 Miles and property will be on your left. Look for Sign.



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