

# The Natural Resources Group, Inc

112 S. Main Street Suite 201 • Tuscumbia, Alabama 35674  
(256) 383-8990 Phone • (256) 383-2990 Fax

[www.NaturalRG.com](http://www.NaturalRG.com)

## PROPERTY SPECIFICS

**Property No.: GHM01**

**Dennis Tract**

Tishomingo County, MS

\$ 1,362 Per Acre\*

Price: \$ 175,000.00

128.50 Acres\*

The Natural Resources Group, Inc. is representing the Seller as the Seller's Agent \*\*

Cover Type: Timber / Ag. Fields

Present Use: Timber/Row Crop

Access: Paved State Highway

Property Rights: Fee Simple

Topography: Flat to Gently Rolling

Zoning: None

### Description:

SO MUCH TO OFFER !!!

INVESTORS - This property offers a very attractive investment opportunity via yearly income from share cropping (row crops), Pine Plantation CRP payments until 2021 (\$788 per year). and approximately 48 acres of merchantable, ready to harvest timber!!!

COUNTRY LOVERS - If you have been dreaming of a place in the country on which to recreate or build, this is it! Only 3 miles (about 5 min.) from a boat launch area that puts you on beautiful BAY SPRINGS LAKE!!! Also, you can be on the scenic NATCHEZ TRACE PARKWAY in about 30 seconds! And don't forget, the unique and fun TISHOMINGO STATE PARK is just minutes away and offers a great variety of recreational opportunities. Finally, the diversity of land cover on this property creates great wildlife habitat for AWESOME hunting opportunities!

THIS PROPERTY HAS MORE TO OFFER THAN I HAVE ROOM TO WRITE!!! Please contact us for more details and we will do our best to answer your questions about this awesome property. Dare to compare. Priced very competitively when compared to like/kind properties.

### Driving Directions:

The nearest address is:

461 Highway 4  
Dennis, MS 38838

This property is located just east of the NATCHEZ TRACE PARKWAY and is on the north side of MS HWY 4.

Please note:

\* Properties are sold as a total sum, and not on a per acre basis. Acreage estimates are deemed accurate but neither the owner nor their agents warrant acreage amounts.

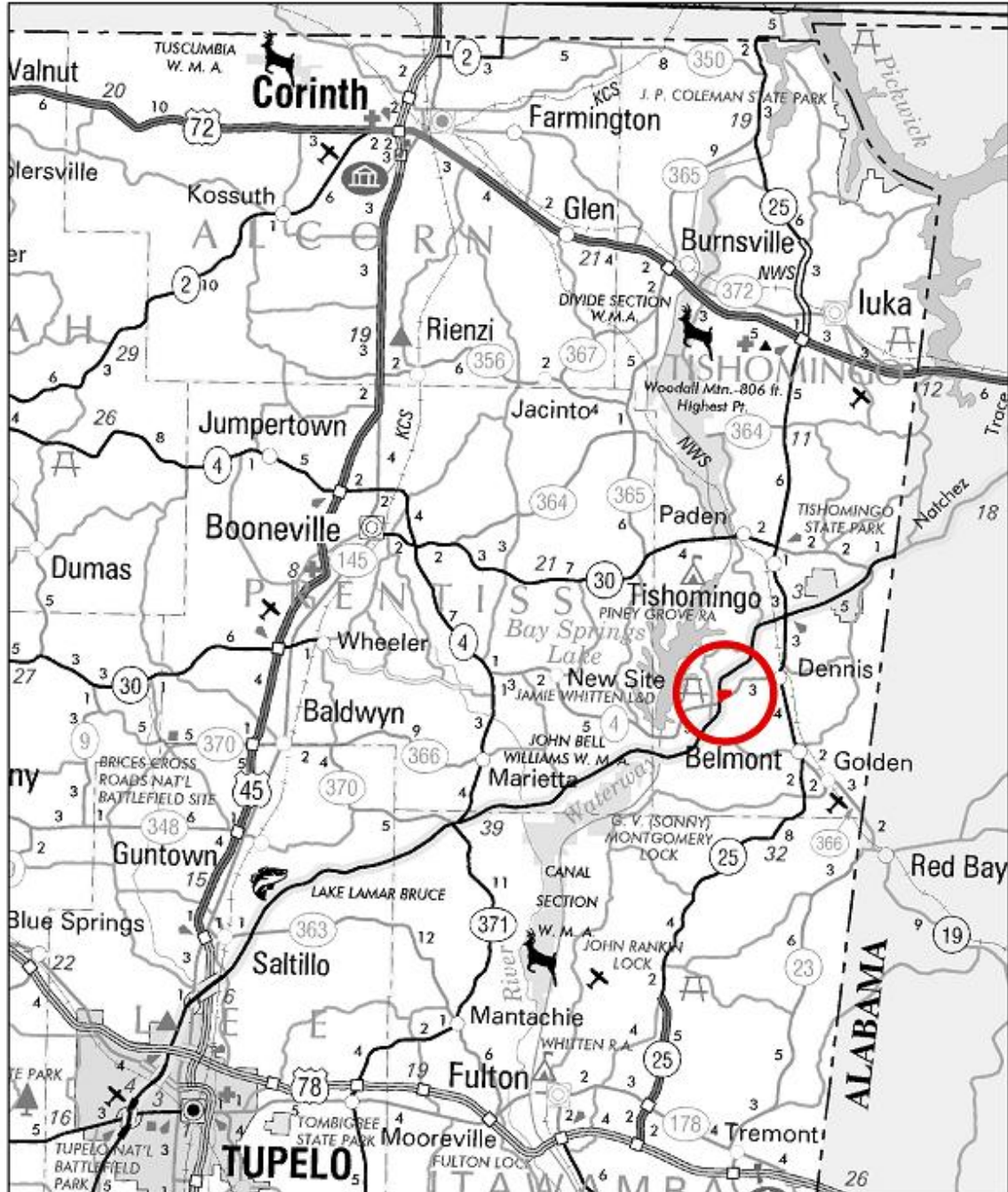
\*\* Please see our agency disclosure statement for information about our representation regarding this and all other properties.

NRG, INC.

# The Natural Resources Group, Inc

112 S. Main Street Suite 201 • Tuscumbia, Alabama 35674  
(256) 383-8990 Phone • (256) 383-2990 Fax

[www.NaturalRG.com](http://www.NaturalRG.com)



**Property No. GHM01**

**Location Map**



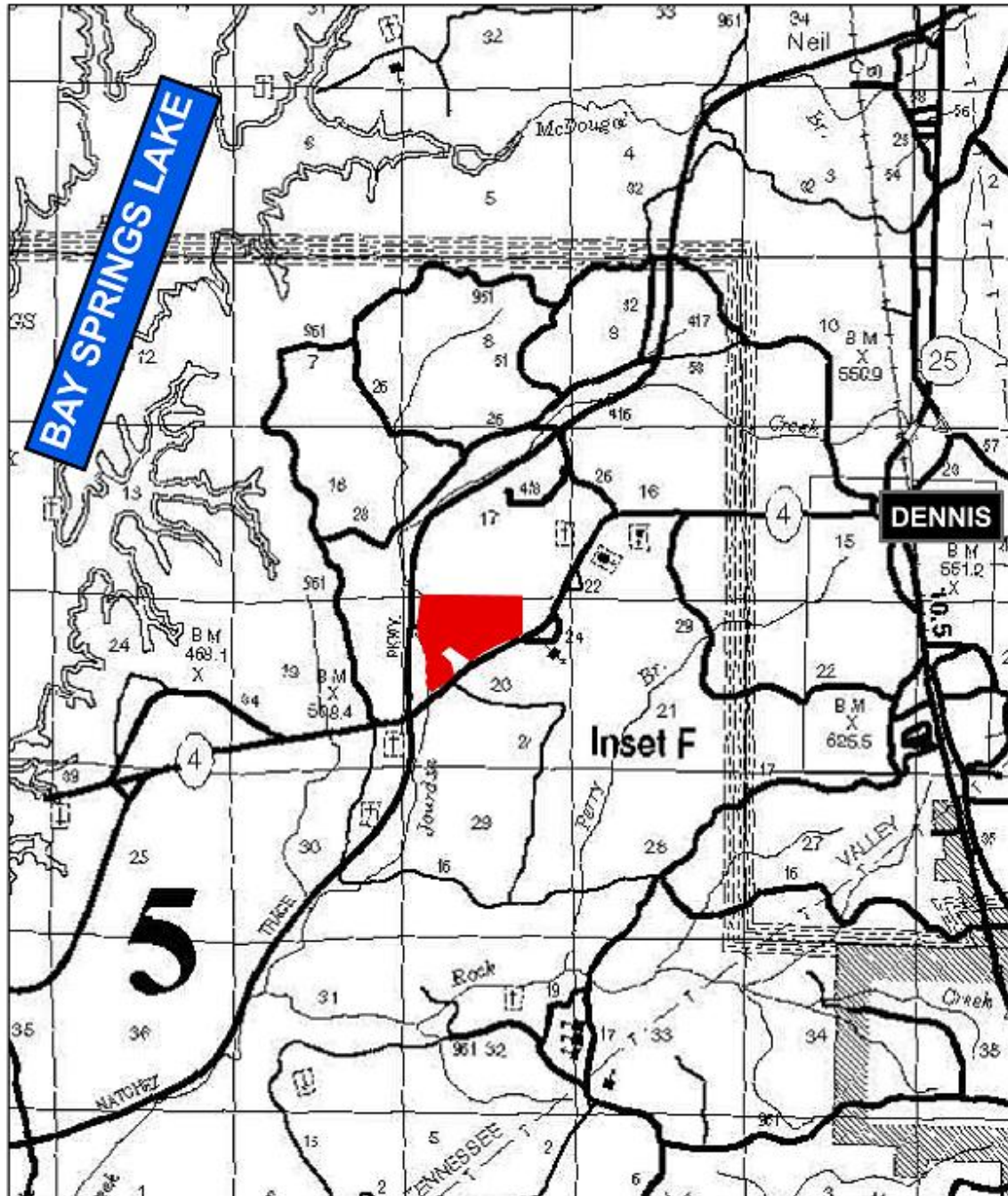
0 4.5 9 18  
Miles

Natural Resources Group, Inc.  
256-383-8990 [www.NaturalRG.com](http://www.NaturalRG.com)

# The Natural Resources Group, Inc

112 S. Main Street Suite 201 • Tuscumbia, Alabama 35674  
(256) 383-8990 Phone • (256) 383-2990 Fax

[www.NaturalRG.com](http://www.NaturalRG.com)



**Property No. GHM01**

**County Road Map**



0 0.5 1 2 Miles

Natural Resources Group, Inc.  
256-383-8990 [www.NaturalRG.com](http://www.NaturalRG.com)



# The Natural Resources Group, Inc

112 S. Main Street Suite 201 • Tuscumbia, Alabama 35674  
(256) 383-8990 Phone • (256) 383-2990 Fax

[www.NaturalRG.com](http://www.NaturalRG.com)



## Property No. GHM01 Aerial Photograph

The date of this photography is unknown. Neither the Owner or the Broker warrants its accuracy, or its depiction of land use, boundary location, acreage, easements or the lack thereof, or timber type.

Natural Resources Group, Inc.  
256-383-8990 [www.NaturalRG.com](http://www.NaturalRG.com)

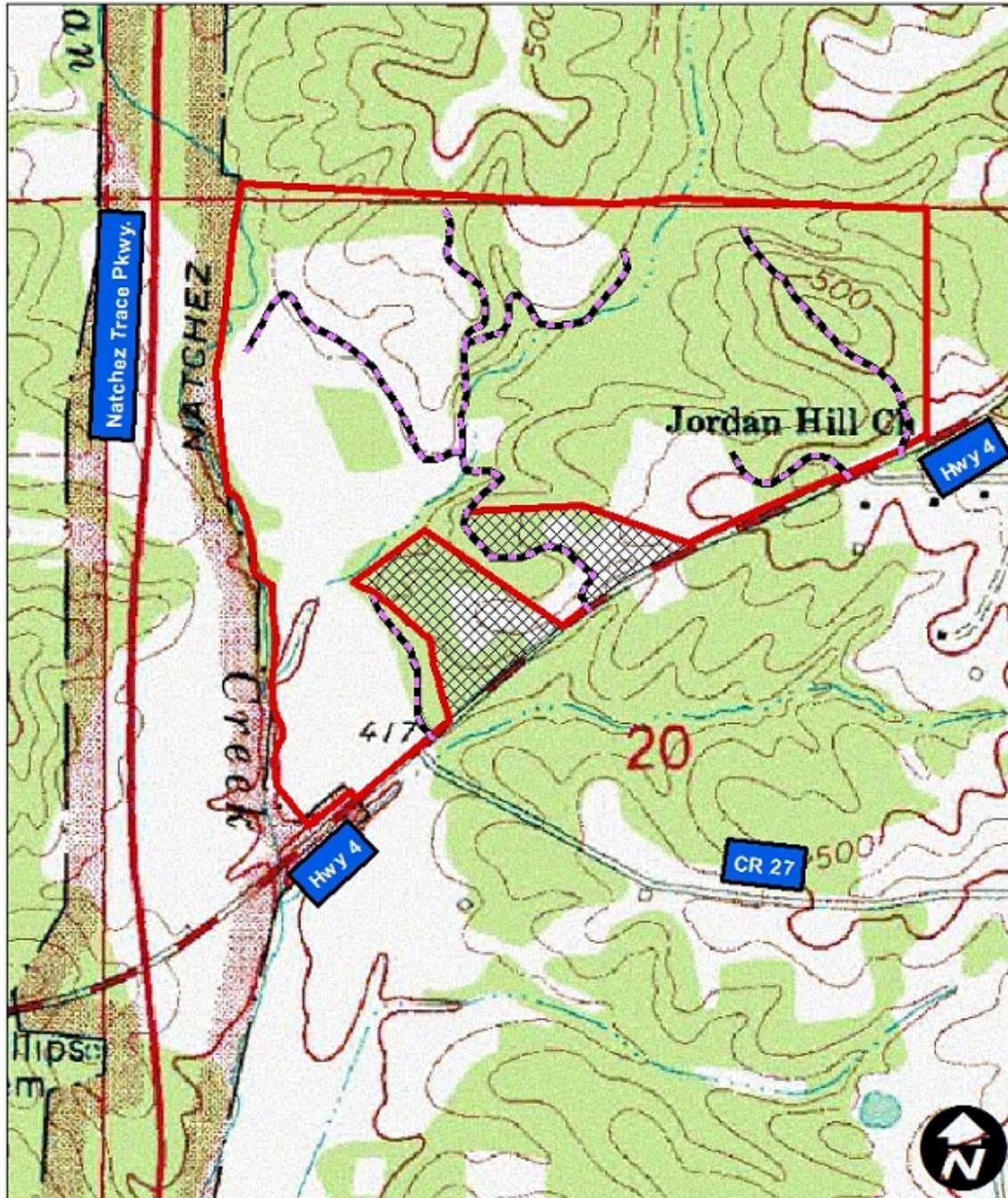
0 350 700 1,400  
Feet



# *The Natural Resources Group, Inc*

112 S. Main Street Suite 201 • Tuscumbia, Alabama 35674  
(256) 383-8990 Phone • (256) 383-2990 Fax

[www.NaturalRG.com](http://www.NaturalRG.com)



**Property No. GHM01**

**Topographic Map**

This map is furnished for the convenience of the Buyer. Neither the Owner or the Broker warrants its accuracy, or its depiction of land use, boundary location, acreage, easements or the lack thereof, or timber type.

Natural Resources Group, Inc.  
256-383-8990 [www.NaturalRG.com](http://www.NaturalRG.com)

0 250 500 1,000 Feet







# *The Natural Resources Group, Inc*

112 S. Main Street Suite 201 • Tuscumbia, Alabama 35674  
(256) 383-8990 Phone • (256) 383-2990 Fax

[www.NaturalRG.com](http://www.NaturalRG.com)



Jourdan Creek forms most of the  
east property boundary



Creek flowing through center of  
property gives wildlife a year round  
drink!



Many areas suitable and available  
for wildlife food plots!



Great Row Crop Fields



Excellent thinned pine plantation  
growing on income producing CRP  
fields



Beautiful, merchantable hardwood!