



RICHARDSON PROPERTIES, INC.



103 I-55 W. Frontage Road • Terry, Mississippi 39170 • 878-2484 • Fax: 878-5424

CARTER TRACT 138 ACRES HINDS COUNTY, MISSISSIPPI

Property Description: +/- 138 Acres located in Sections 8 & 17, T 4 N, R 4 W, Hinds County, Mississippi, fronting Old #3 Highway off Old Port Gibson Road.

Directions: From Raymond, Go South on Old Port Gibson Road about 5 miles to a Volunteer Fire Station on your Right. Turn Right on Old Hwy # 3 and the property will be on your right. It has frontage on Old Port Gibson Road as well.

Timber: The property was planted in superior pines in 2/96 and was thinned last year. There is a good road system throughout the property as it was just thinned.

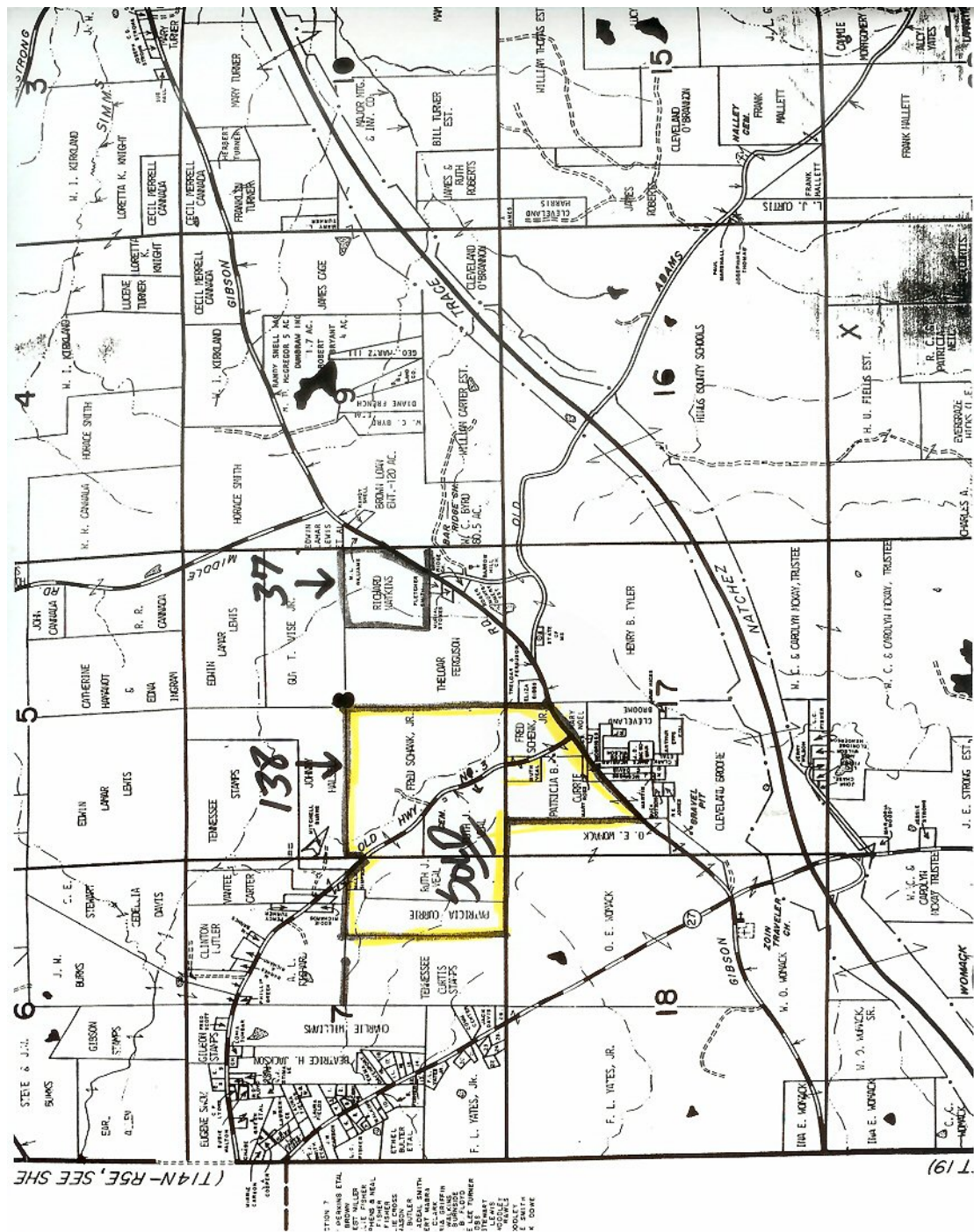
Topo: The property is fairly hilly with a great location for a lake. It appears that a fairly large lake could be built on this property.

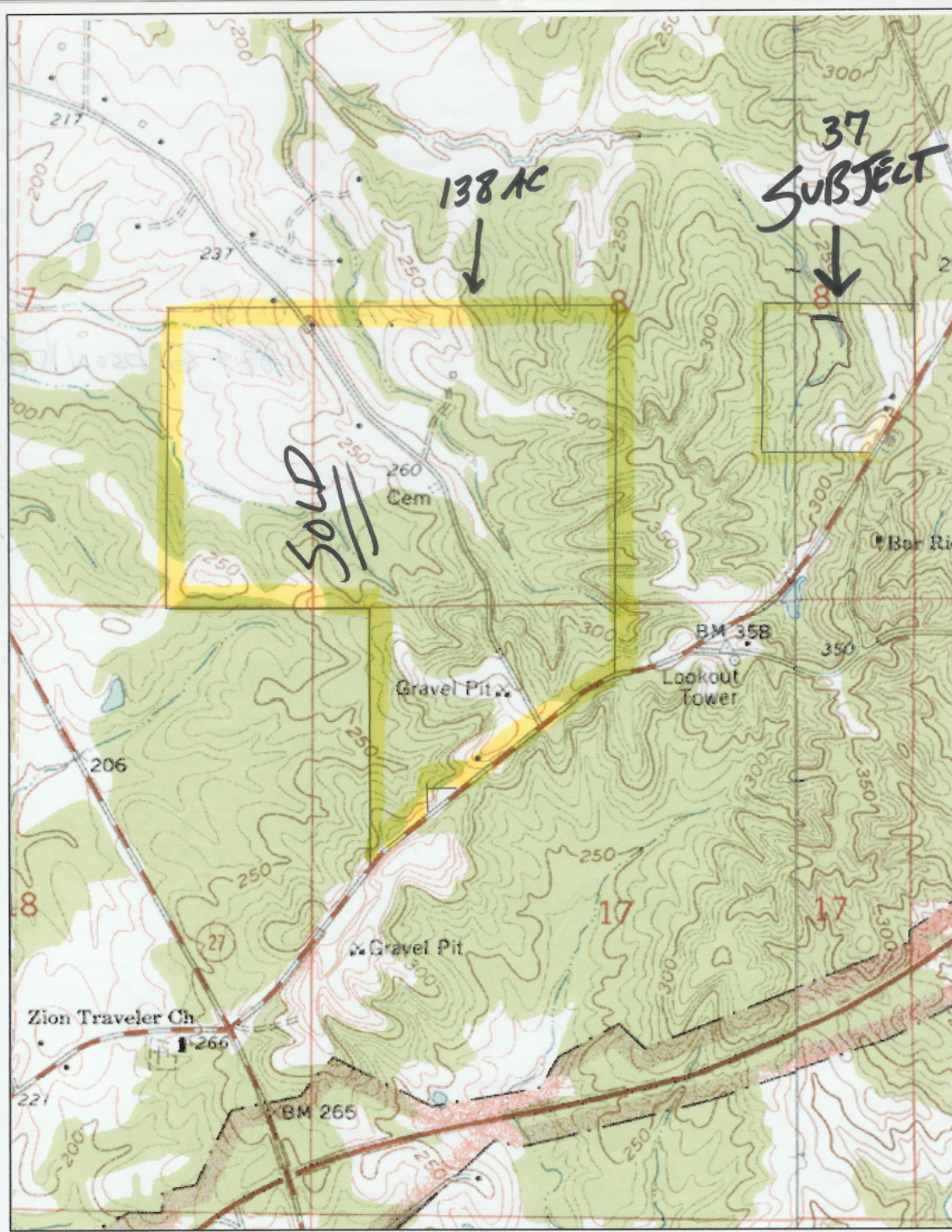
Utilities: Both Water and Power are available for this property and both roads are paved roads that the property joins.

Best Use: The best use for this tract is Hunting/Recreational/Investment. The deer hunting is above average in this area with numerous turkey flocks around. Since the timber has been thinned, the pines should really take off now. Would make a beautiful area to build a lake and have a nice weekend retreat overlooking the lake. Additional land (Carter Tract 37) could be purchased and is just about ¼ mile away but just does not touch this tract.

Price: \$ 1,750.00 per acre.

Contact info: Ronnie Richardson
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RONNIE RICHARDSON

RICHARDSON PROPERTIES, INC.
SPECIALIZING IN LAND

103 I-55 WEST FRONTAGE ROAD

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