

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

PROPERTY SPECIFICS

Property No.: BJN01

County Line

Tishomingo County, MS

\$ 993 Per Acre*

Price: \$ 69,500.00

70.00 Acres*

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

Cover Type: 3 yr. old pine plantation

Present Use: Timber / Recreation

Access: Paved county road

Property Rights: Fee Simple

Topography: Gently rolling

Zoning: None

Description:

!!! GREAT INVESTMENT OPPORTUNITY !!!

1) Paved Tishomingo CR 944 goes through the northern part of this property providing excellent access for recreation and timber management! 2) Professionally established, 2nd generation, 3 yr. old loblolly pine growing on the entire property! 3) Dirt ridge roads leading off the paved county road provide excellent interior access. 4) Great area for deer and turkey hunting! 5) This is a very productive pine site!

TRULY A GREAT OPPORTUNITY! Don't miss this hard to find opportunity to get in an incredible investment at a very low price.

Driving Directions:

FROM: BURNSVILLE, MS - Int. of U.S. Hwy 72 & MS Hwy 365: From said intersection take Hwy 72 W toward Corinth & drive 1.8 mi.; Take a Right onto Tish. CR 944 & drive 2.7 mi. & the Subject Property is on both sides of the road.

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.

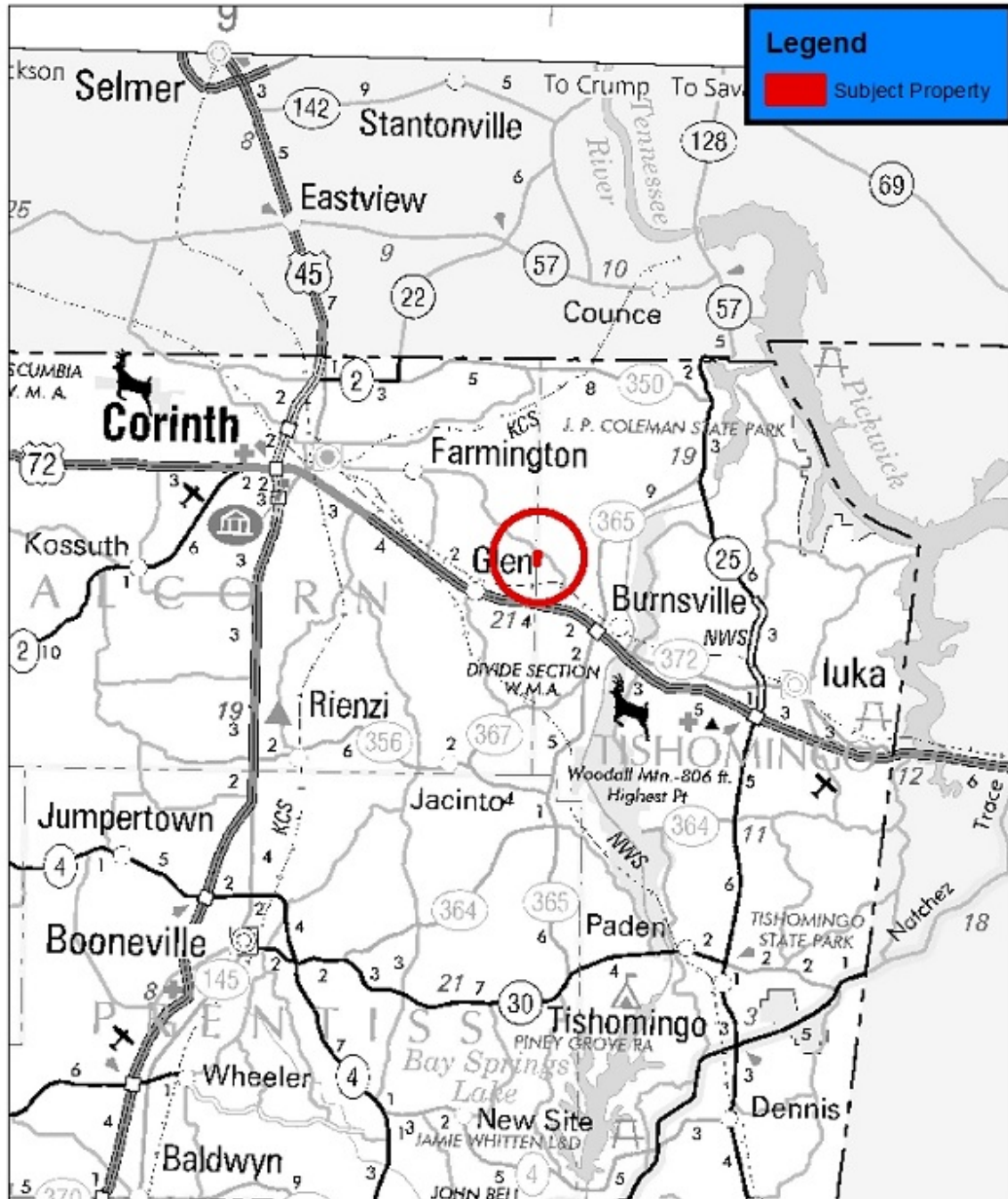
** Please see our agency disclosure statement for information about our representation regarding this and all other properties.

NRG, INC.

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Property No. - BJN01

General Location Map



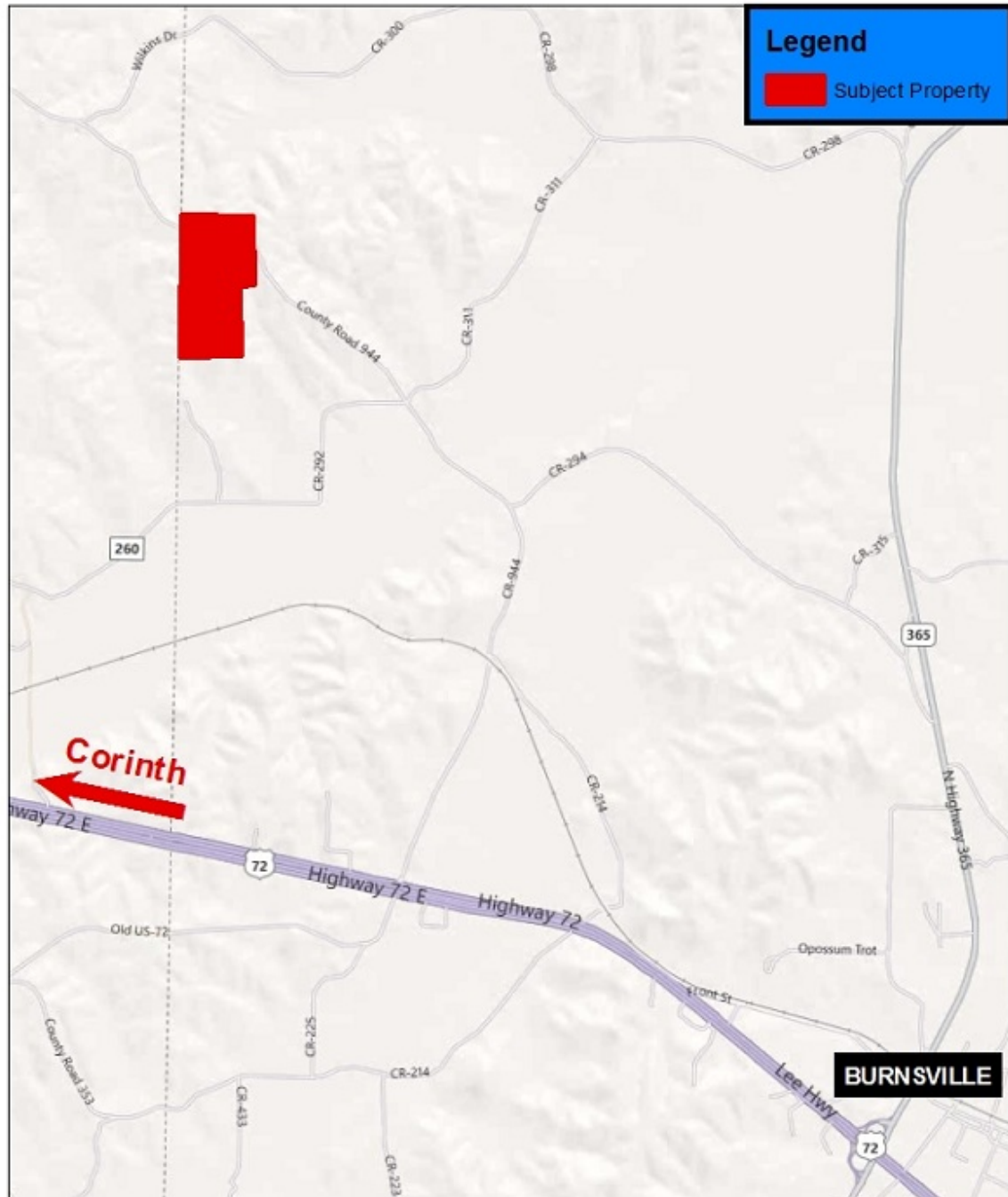
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0 3 6 12 Miles

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County Road Map



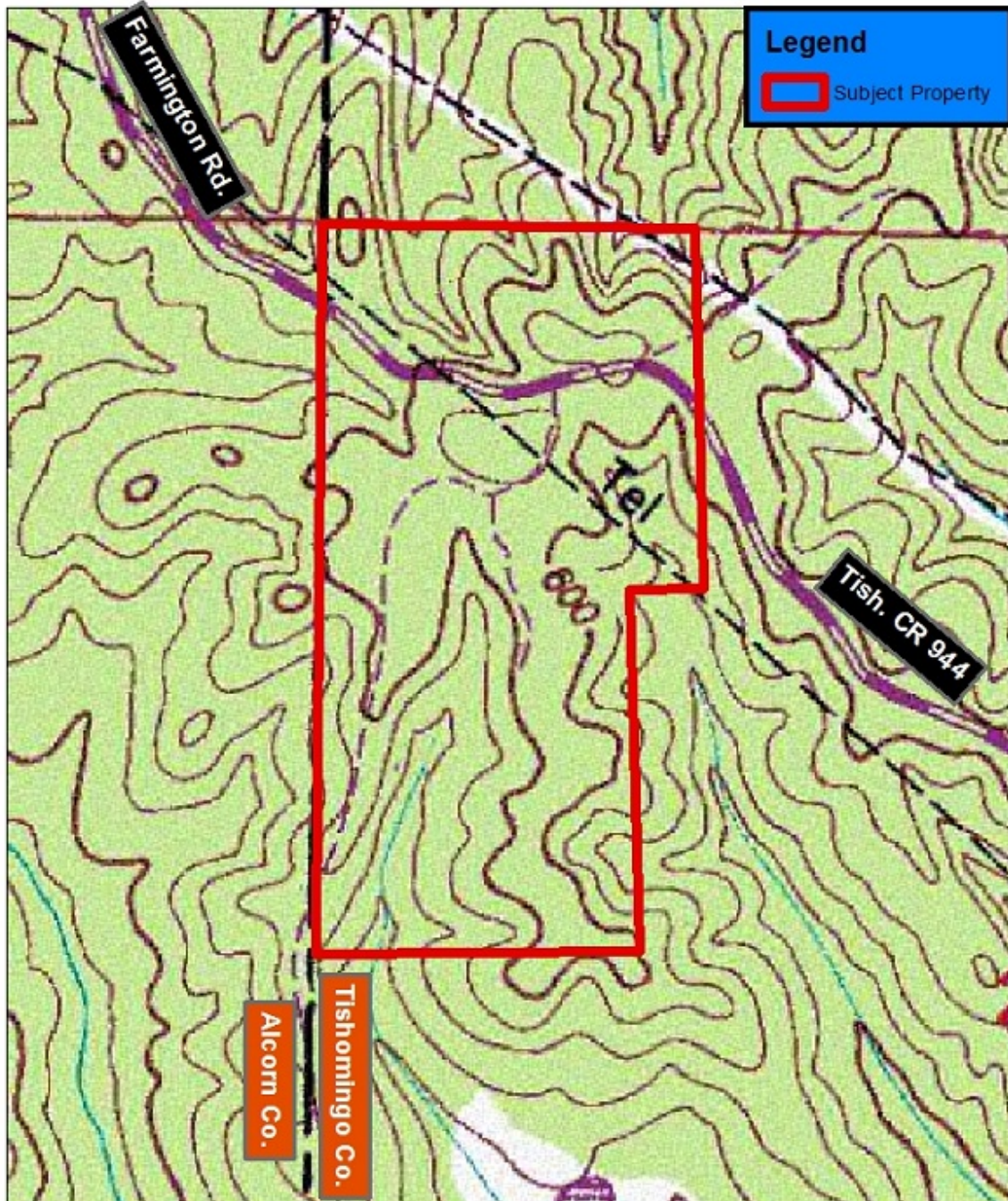
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0 0.25 0.5 1 Miles

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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.



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0 250 500 1,000 Feet

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Property No. - BJN01 **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.



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0 250 500 1,000
Feet

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3 yr. old pine



3 yr. old pine



Paved CR 944

