

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.: RIG01

Cornersville

Marshall County, MS

\$ 1,845 Per Acre*

Price: \$ 72,195.00

39.13 Acres*

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

Cover Type: Timber

Present Use: Timberland/Recreation

Access: County Road

Property Rights: Fee Simple

Topography: Flat to Gently Rolling

Zoning: none

Description:

! BIG DEER ! +/-39 ACRES of flat to gently rolling timberland with good access via paved county road frontage. This property has a good interior road system and wildlife openings/food plots are in place. These openings are ready for the wildlife planting of your choice. The property is drained by an intermittent stream that serves as a water source for wildlife during the hunting season and other wet periods. The timber growing on this property was naturally regenerated and is approximately 15-17 year old. You will find mostly hardwood on this property with some scattered pine. The timber species composition is very good including red oak, white oak, loblolly pine, shortleaf pine, poplar, hickory, ash and other commercially valuable timber species. The interior road system makes THIS 39 ACRES HUNT BIG! Don't miss this opportunity to purchase an investment that you, your friends, and family can enjoy while it grows in value. Right at 1 hour from Memphis or Tupelo and only 30 minutes from the new Toyota Plant, there's a big possibility that this property will increase in value faster than average timberland. 45 min. from Oxford; 30 min. from Holly Springs; 45 min. from Pontotoc; 25 min. from New Albany; 1 hr. from Ripley.

Driving Directions:

FROM: New Albany, MS-Intersection of Hwy 78 and Hwy 30; go west on Hwy. 30-11 miles; take a right to go north on Hwy 349; drive N-1.2 miles to a T and go left staying on Hwy. 349 N; go 4.5 miles; take a right to go N on Main St. (beside Cornersville Methodist Church); drive .2 miles to a T and go left on Brent's Rd.; drive Brent's Rd. - .9 miles to a red gate entrance on your left.

FROM: Oxford, MS-Intersection of Hwy 7 and Hwy 30; go east on Hwy 30-18.5 miles; take a left going N on Hwy 349; drive 1.2 miles to a T; take a left staying on Hwy. 349; go 4.5 miles; take a right to go N on Main St. (beside Cornersville Methodist Church); drive .2 miles to a T and go left on Brent's Rd.; drive Brent's Rd. - .9 miles to a red gate entrance on your left.

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.

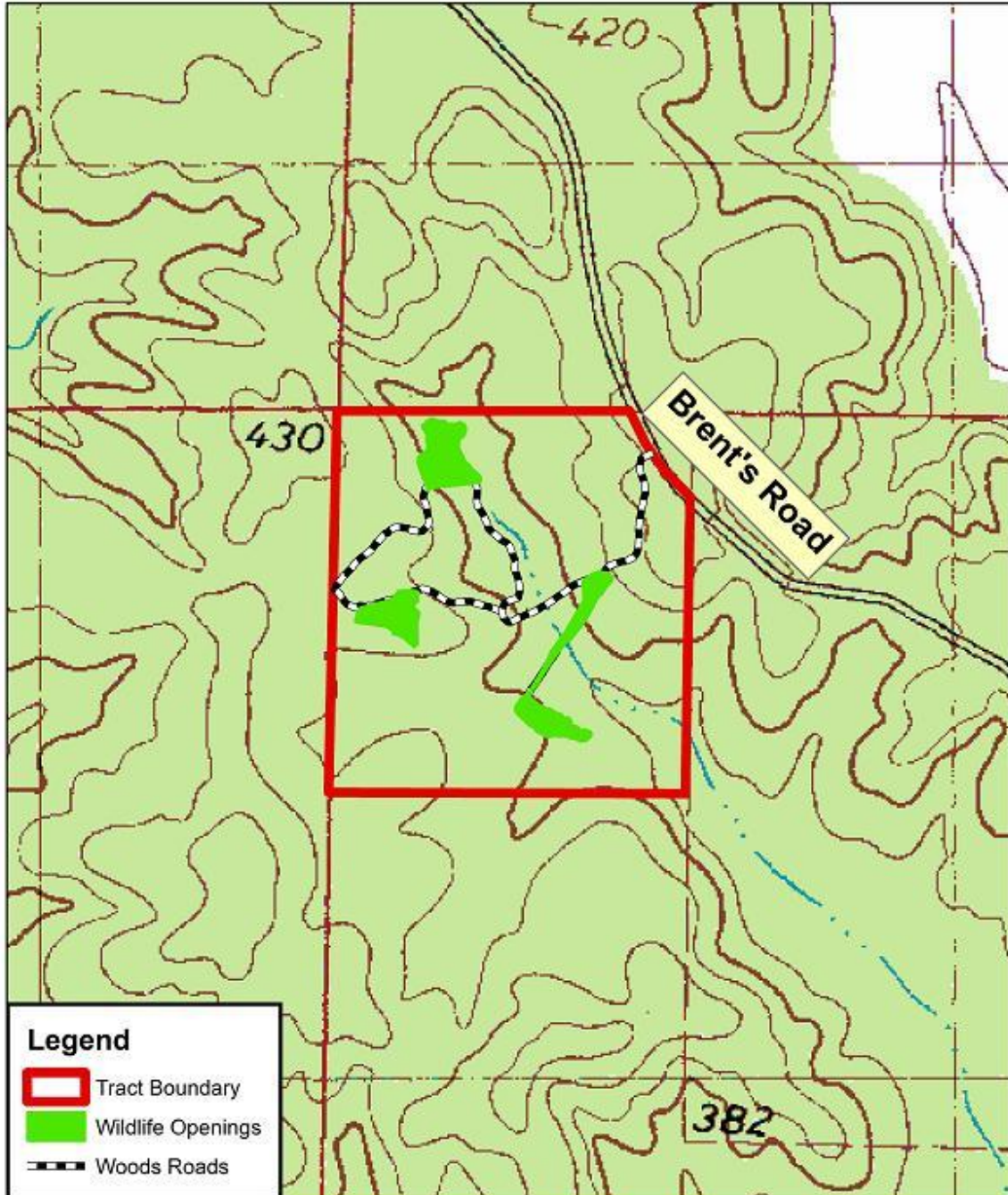
** Please see our agency disclosure statement for information about our representation regarding this and all other properties.

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



Property No. RIG01

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

0 250 500 1,000
Feet

Topo Map

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 No. RIG01 **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

0 150 300 600
Feet

Aerial Photograph

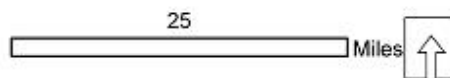
The Natural Resources Group, Inc.

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

www.NaturalRG.com



**RIG01
Area Map**

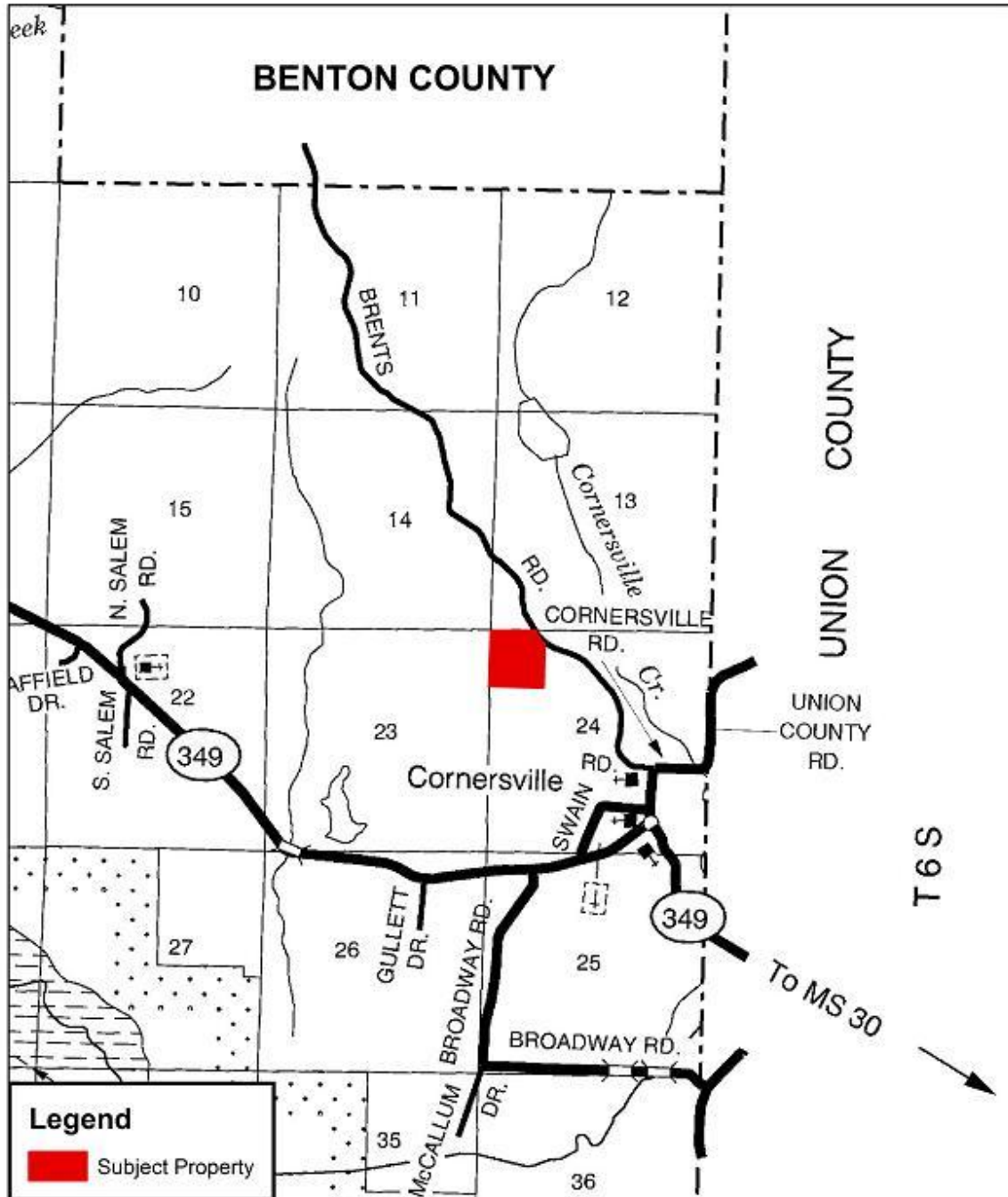


Natural Resources Group, Inc.
256-383-8990

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 No.
RIG01 - Cornersville, MS
Marshall County
County Road Map

Natural Resources Group, Inc.
256-383-8990 www.NaturalRG.com

0 0.25 0.5 1
Miles

Marshall County Road Map

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

