

# 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.: BBR**

**Jumpertown**

Prentiss County, MS

\$ 1,140 Per Acre\*

Price: \$ 385,000.00

337.76 Acres\*

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

Cover Type: Timber / Open

Present Use: Timberland / Recreation

Access: Paved County Roads

Property Rights: Fee Simple

Topography: Flat to Gently Rolling

Zoning: None

### Description:

#### Too many features to list!

**+/- 337 acres of rural heaven! Great investment! Great hunting and recreation!**

- ☐ +/- 1.4 acre **lake** stocked with bass and other desirable fish species
- ☐ +/- 16 acres of very nice **wildlife openings** and **food plots**
- ☐ Deer, turkey, and other game and non-game species are very abundant
- ☐ +/- 12.6 acres of **INCOME producing** grass CRP (payments through 2018).
- ☐ Balance of the property has a great stand of **+/- 19 yr. old mixed pine / hardwood timber** that is growing very well and will be big enough to harvest in a few years.
- ☐ Great **interior road and trail system**, ready to use, and easily maintained with tractor and bushhog.
- ☐ **Power and water available** at county roads.
- ☐ 2 very nice **metal gates** are in place and in great shape.
- ☐ Great access via two **paved county roads**, CR 8401 & CR 8441
- ☐ CR 8441 dead ends at one of the nice metal gates
- ☐ CR 8401 provides **approximately 550 feet of paved county road frontage** and leads to the other metal gate

### Driving Directions:

Take **MS Hwy 4** to Jumpertown, MS; Turn north onto **Prentiss County Road 8401**; Go 2.27 mi. and turn left onto **CR 8441**; **CR 8441** will dead end at a yellow entrance gate leading into BBR.

Also, if you continue north on **CR 8401** there is another yellow entrance gate, to the left, off of **CR 8401**.

Please call us before viewing the property.

Please note:

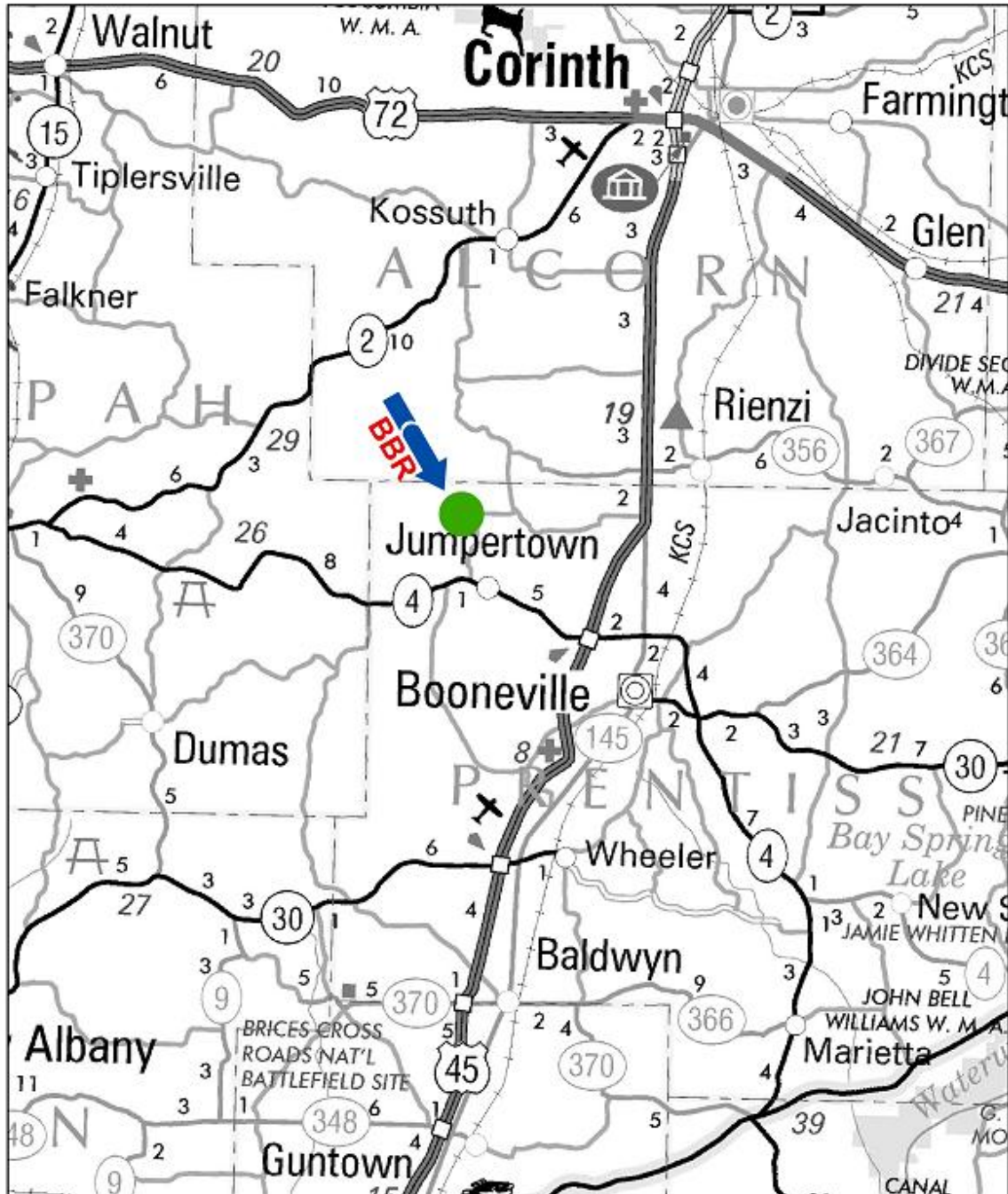
\* Properties are sold as a total sum, and not on a per acre basis. Acreage estimates are deemed accurate but neither the owner nor their agents warrant acreage amounts.

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

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**Property No. - BBR**  
**General Location Map**

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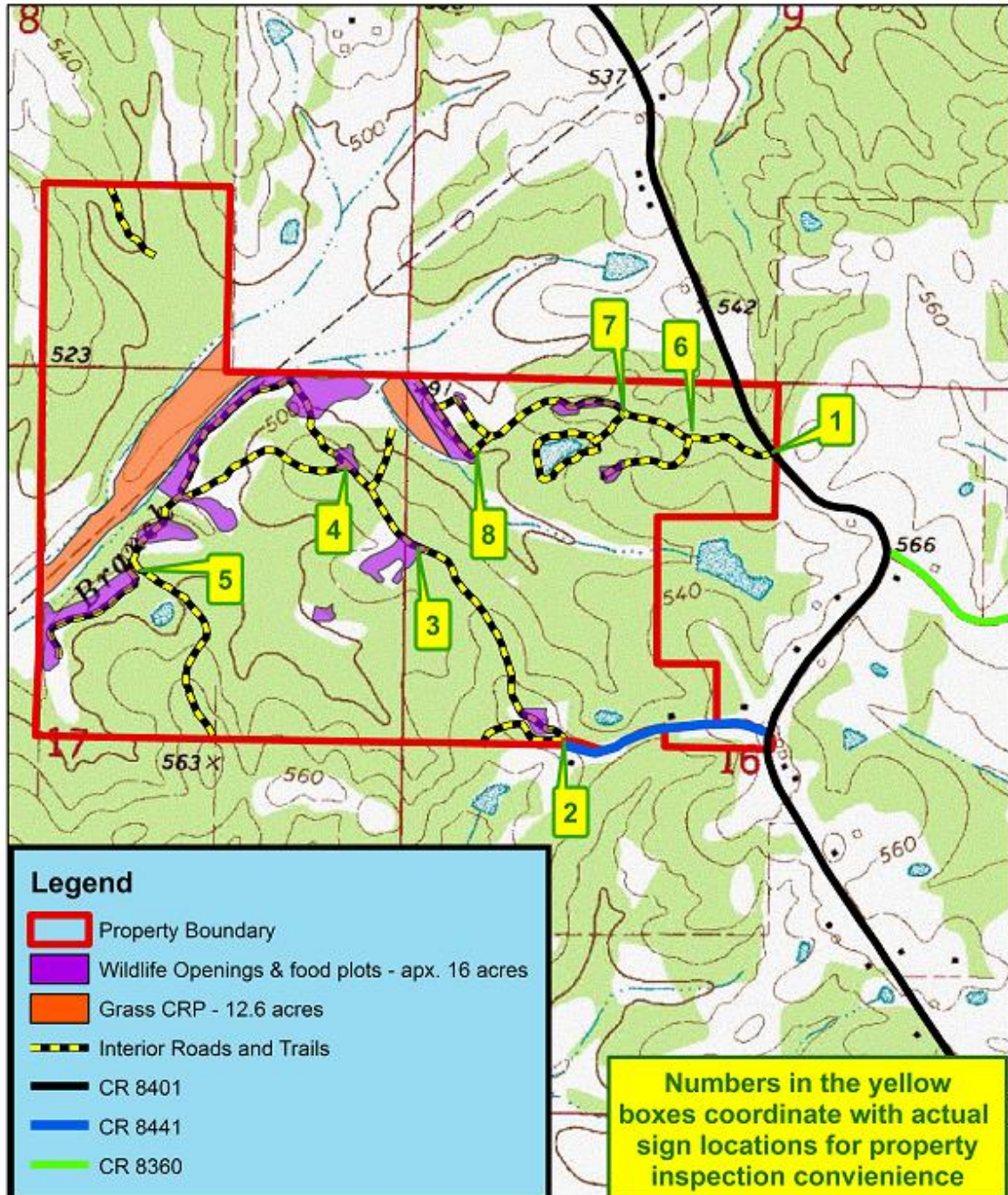
0 0.25 0.5 1 Miles



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**Property No. - BBR**

## 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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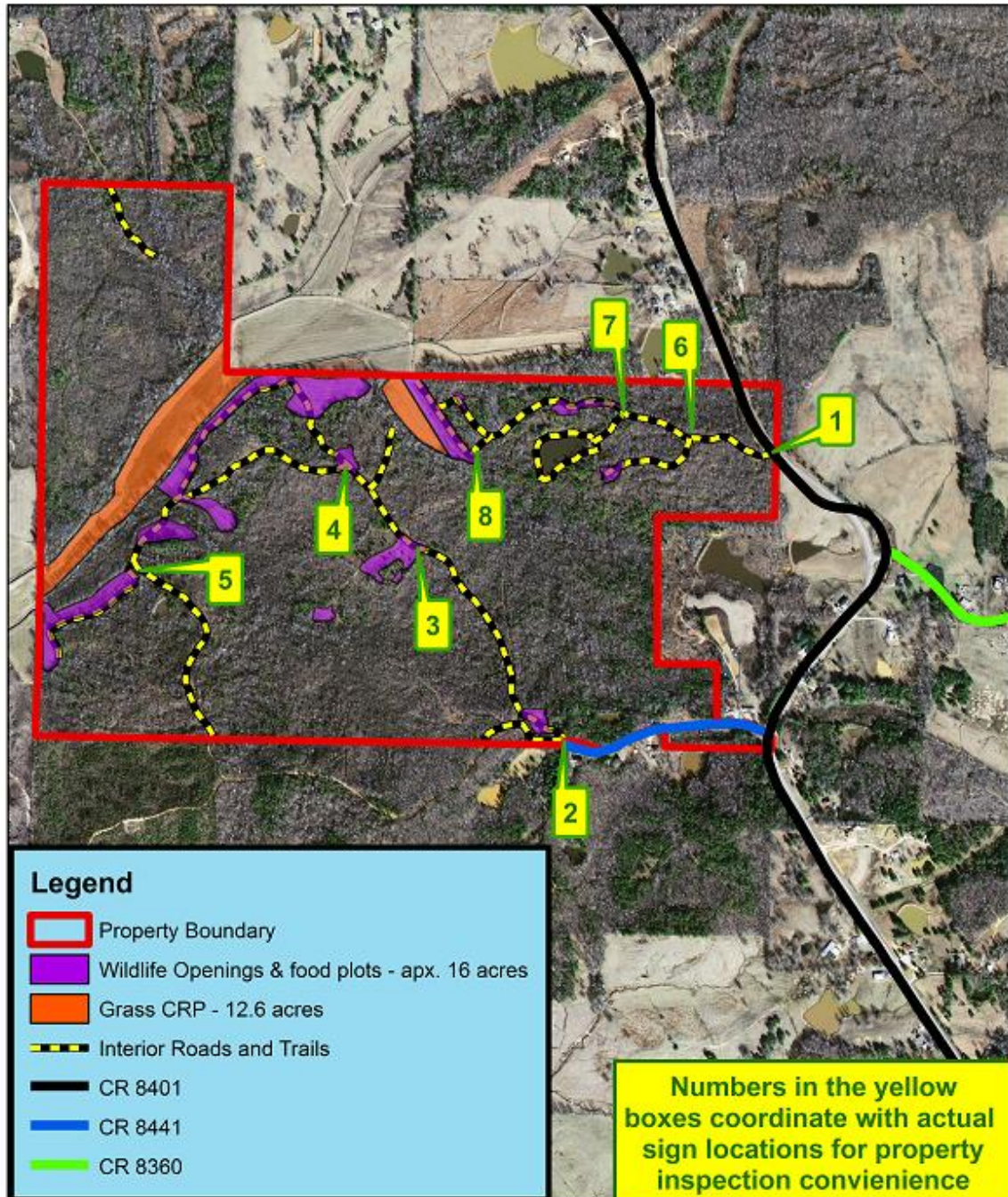
0 455 910 1,820 Feet



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## Property No. - BBR 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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One of the food plots that make up the +/- 16 acres of magnificent wildlife openings



Great stand of +/-19 yr. old mixed pine / hardwood timber



2 well designed metal gates ready to be locked and used



+/- 1.4 acre lake stocked with bass and other desirable fish species



Great stand of clover growing in one of the many food plots



Big Grass CRP field provides income and great hunting and recreation opportunities