

# 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.: ALN03**

**Tenn Tom Tract**

Tishomingo County, MS

\$ 1,177 Per Acre\*

Price: \$ 145,950.00

124.00 Acres\*

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

Cover Type: Old Fields/Timber

Present Use: Timberland/Farm/Recreation

Access: Paved County Road

Property Rights: Fee Simple

Topography: Flat

Zoning: None

### Description:

**!!! HUNT - FARM - RECREATE !!!**  
**!!! DUCKS ! DEER ! TURKEY ! FUN !!!**

This is a unique tract of rural property. ALN03 offers awesome hunting opportunities for deer, turkey, ducks, and many other game animals. This property is adjacent to the Tennessee-Tombigbee Waterway and is just minutes from boat ramps on BAY SPRINGS LAKE, SAUCER POOL, and BEAVER LAKE. There are a couple of really nice building sites on this property for your primary residence or your get-away cabin. Tishomingo State Park is just a short drive from ALN03 and the park offers many great recreational activities amongst some of the most unique geography found in Mississippi (including beautiful Bear Creek). Rock Creek is a beautiful North Mississippi Creek and forms one boundary of ALN03 just before flowing into the Tennessee-Tombigbee Waterway. By road this property is located less than a half a mile from the Natchez Trace Parkway, one of the most beautiful roads this country has to offer.

Don't miss this opportunity to own a very fun, diverse, and valuable property.

### Driving Directions:

FROM TUPELO, MS: Take the Natchez Trace toward Nashville; after crossing the Tenn-Tom Waterway take the next turn to the right; at the bottom of the ramp take a right and travel 0.3 mi. to a green gate on the right beside the Rock Creek Bridge.

If you are using a GPS, this is the nearest physical address: 183 County Road 1  
Dennis, MS 38838

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.

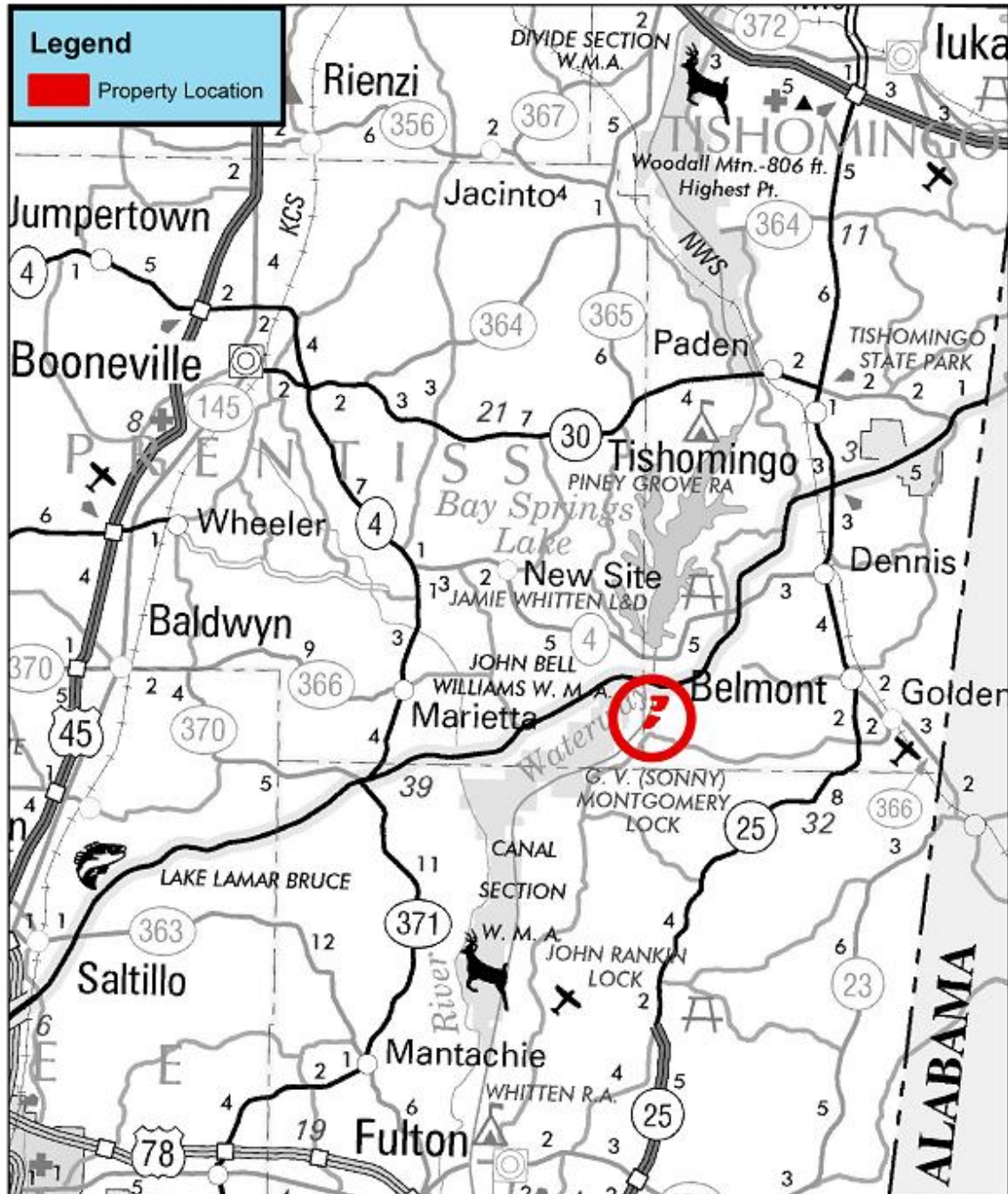
\*\* Please see our agency disclosure statement for information about our representation regarding this and all other properties.

NRG, INC.

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Property No. - ALN03

Area Map

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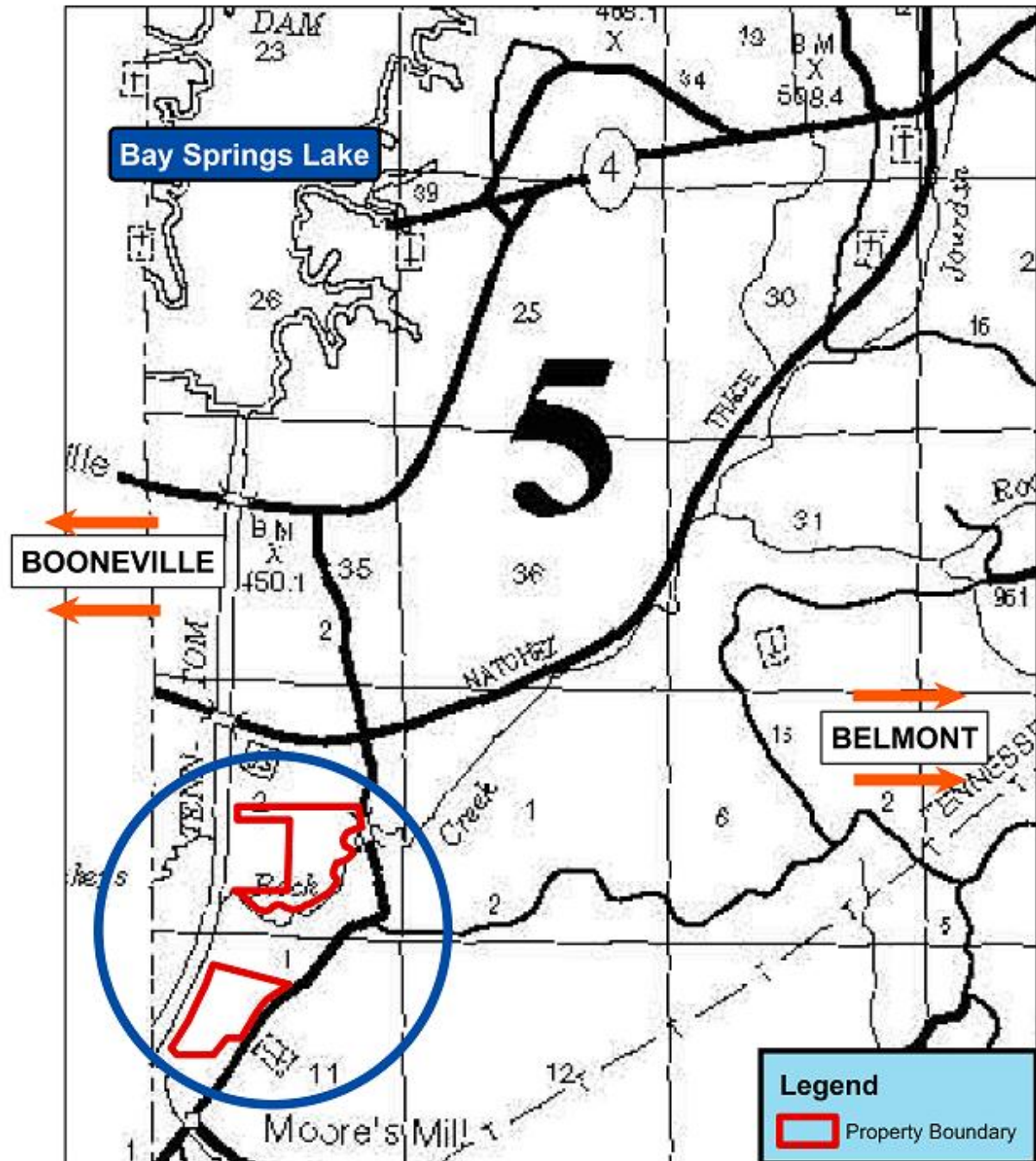


0 3 6 12 Miles

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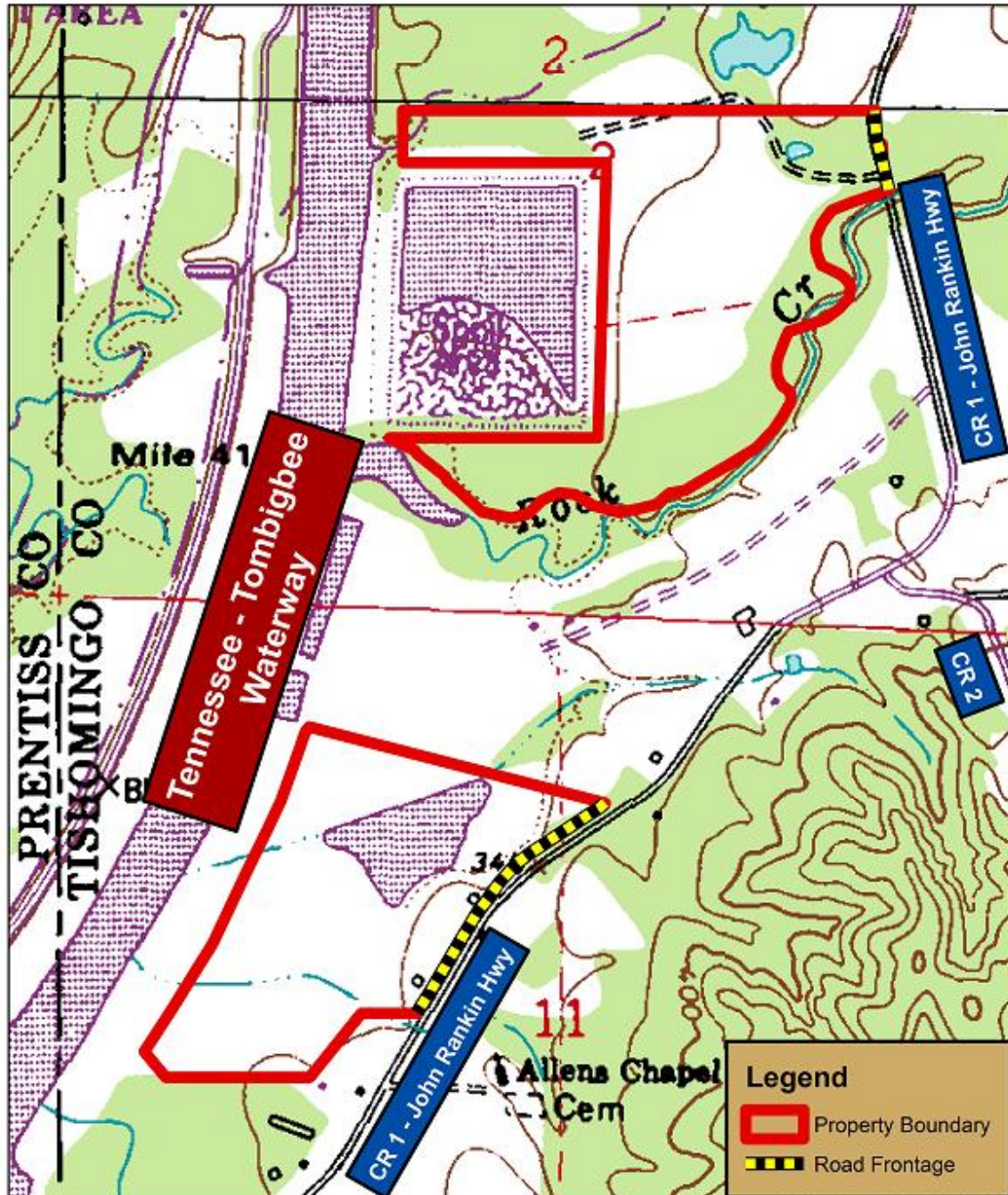
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County Road Map

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**Property No. ALN03**

## 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 0.05 0.1 0.2 Miles



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## Property No. ALN03 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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0 350 700 1,400  
Feet



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Frontage on a smooth John Rankin Hwy. (CR 1)



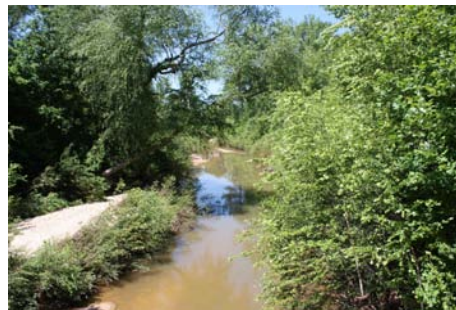
This old field with a power line would make a great building site



Old field for farming, food plots, or building sites.



Tenn- Tom Waterway pic taken from dry land on ALN03.



Rock Creek



Gate leading to one of the great building sites.