

"Turkey Creek Highlands"

Tract 2, Section 3, T1N, R3W
Copiah County, MS



Mark Dale Forester/Broker

FOREST PRO L.L.C.

TIMBER & LAND MANAGEMENT COMPANY

FORESTRY | REAL ESTATE | APPRAISALS

P.O. Box 1452 • 1710 W. Broad St. • Monticello, MS 39654

Office 601.587.4446 • Cell 601.594.1564 • Fax 601.587.4406

For Sale
40 Acres
\$75,000.00

This game abundant property is located in the hills above the Turkey Creek watershed. Located off the beaten path one is sure to find peace on this parcel far from the world's hustle and bustle. Come hunt Copiah County white-tailed deer in what Mississippi Outdoors ranks as the number 8 county in the state for trophy bucks.

Quick Facts

Sales Price: \$75,000 or \$1,875/ac

Tract Acreage: 40

Tract Location:

Legal: NE4 SW4, S3, T1N, R3W, Copiah County, MS

Address: 400-498 Rocky Falls Rd, Hazlehurst, MS 39083

Lat: 31° 57' 10.67" N

Long: 90°29'39.31" W

Paved Road Frontage: 0'

Interior Roads: 130'

Utilities:

Water: None

Electric: None

Topography: Hilly

Zoning: Rural

Fema Flood Zone: Not Applicable

History: Timberland

Timber: 40 acres, 18+yr, Mixed Pulpwood

Medium Density, \$375/ac

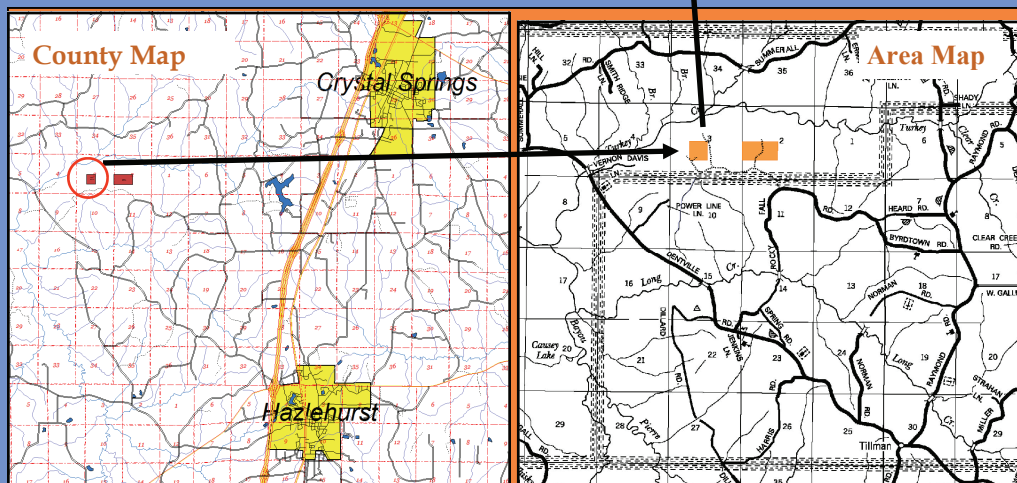
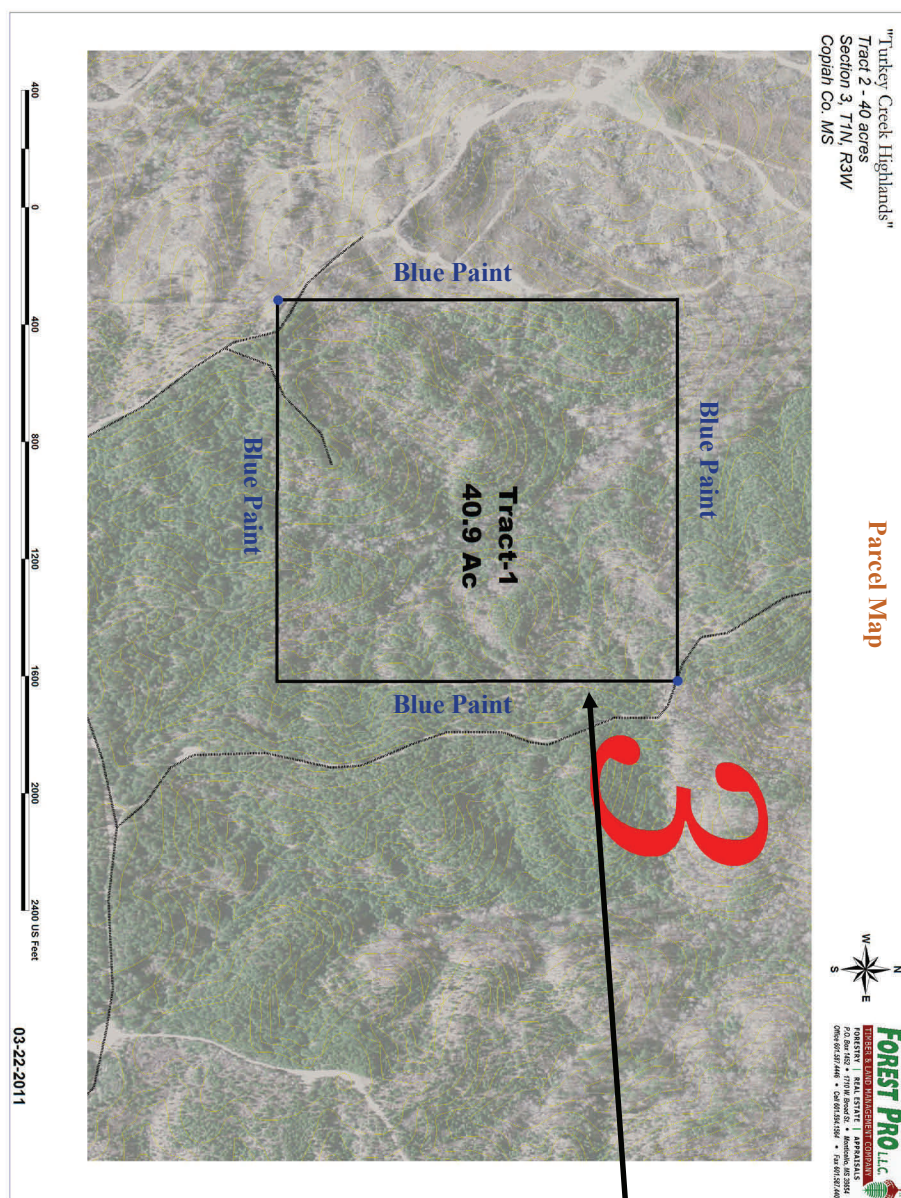
Mineral Rights: None, Reserved

Driving Directions: From Dentville Exit on I-

55 go West (☹) on W. Gallman Rd toward Deaton Rd. for 1.6mi. Go North (☺) onto Raymond Rd for 1.1mi. Take 2nd (☹) on Heard Rd, go 1.0mi. Take (☺) on Rocky Falls Rd and go 1.7 miles to entrance Road on (☺). Take left fork & thru gate (#9108) for 0.5 mi to fork, (☹) 0.6 mi to fork (☺) then 0.4 mi to NE Corner of the property.

Disclaimer: Forest Pro LLC is the exclusive agent for this transaction. Neither Seller or Forest Pro LLC nor their representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, timber volumes, or acreage. The map is included to show approximate dimensions of the property and is included only to assist the reader in visualizing the property.

www.theforestpro.com



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View North of timber stand



View Northwest of Road.



View North from Food Plot.



View along Road.



View Southwest along road.

