

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.: CBK02

Theo

Alcorn County, MS

\$ 1,407 Per Acre*

Price: \$ 115,000.00

81.72 Acres*

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

Cover Type: Wooded

Present Use: Timberland/Recreation

Access: County Road

Property Rights: Fee Simple

Topography: Flat to Gently Rolling

Zoning: None

Description:

+/- 81.72 ACRES of gently rolling timberland. This property is currently being used by a healthy population of whitetail deer and is also home to many other game and non-game species. A county road provides excellent access to this property for recreation, hunting, and/or timber management. The timber growing on this property is 6-7 year old naturally regenerated hardwood. The timber species composition is very good including red oak, white oak, poplar, hickory, and other commercially valuable timber species. Don't miss this opportunity to purchase an investment to enjoy and use while the investment increases in value.

Less than 1.5 hr. from downtown Memphis, TN; Less than 15 minutes from Corinth, MS; Less than 35 minutes from Booneville, MS; Less than 1 hr. from Tupelo, MS; Less than 1 hr. from Holly Springs, MS.

Driving Directions:

CORINTH: Starting at the last traffic light going W on Hwy 72; Drive W on Hwy 72 for 8.9 miles and take a R onto CR 742; Drive N on CR 742 for .5 mi. and take a L onto CR 755; Drive NW on CR 755 for .1 mi. and take a R onto CR 759 (no CR sign) (this R turn is just past a horse pasture in front of a house); Drive N on CR759 for 0.9 mi. to "for sale" signs.

MEMPHIS: Drive E on U.S. Hwy 72 (4-lane) to the traffic light at the intersection of Hwy's 72 & 15 in Walnut, MS; Continue E on Hwy 72 for 11 miles and take a L onto CR 742; Drive N on CR 742 for .5 of a mi. and take a L onto CR 755; Drive NW on CR 755 for .1 of a mi. and take a R onto CR 759 (no CR sign) (this R turn is just past a horse pasture in front of a house); Drive N on CR759 for .9 mi. to "for sale" signs.

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.

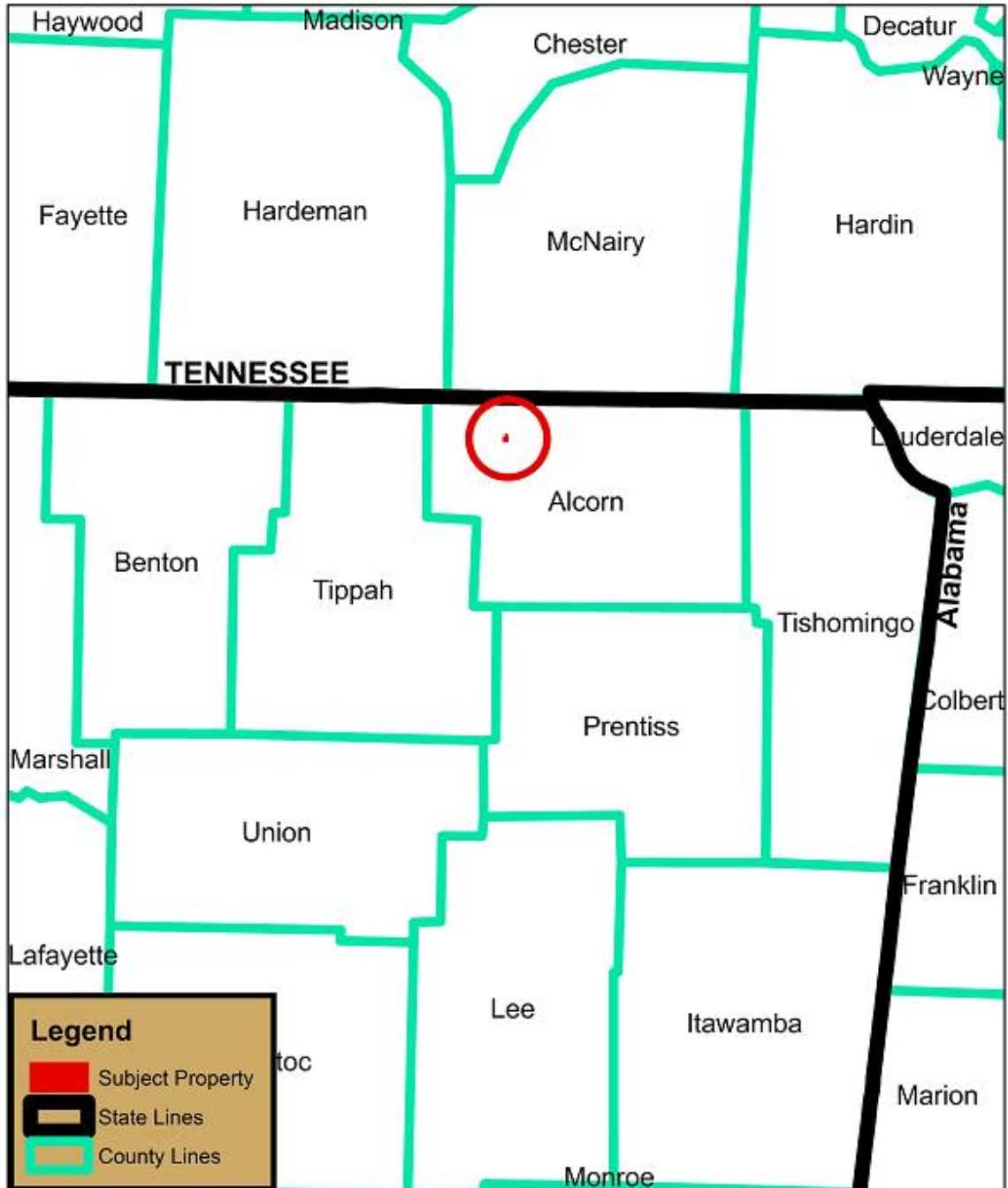
** Please see our agency disclosure statement for information about our representation regarding this and all other properties.

NRG, INC.

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Location Map

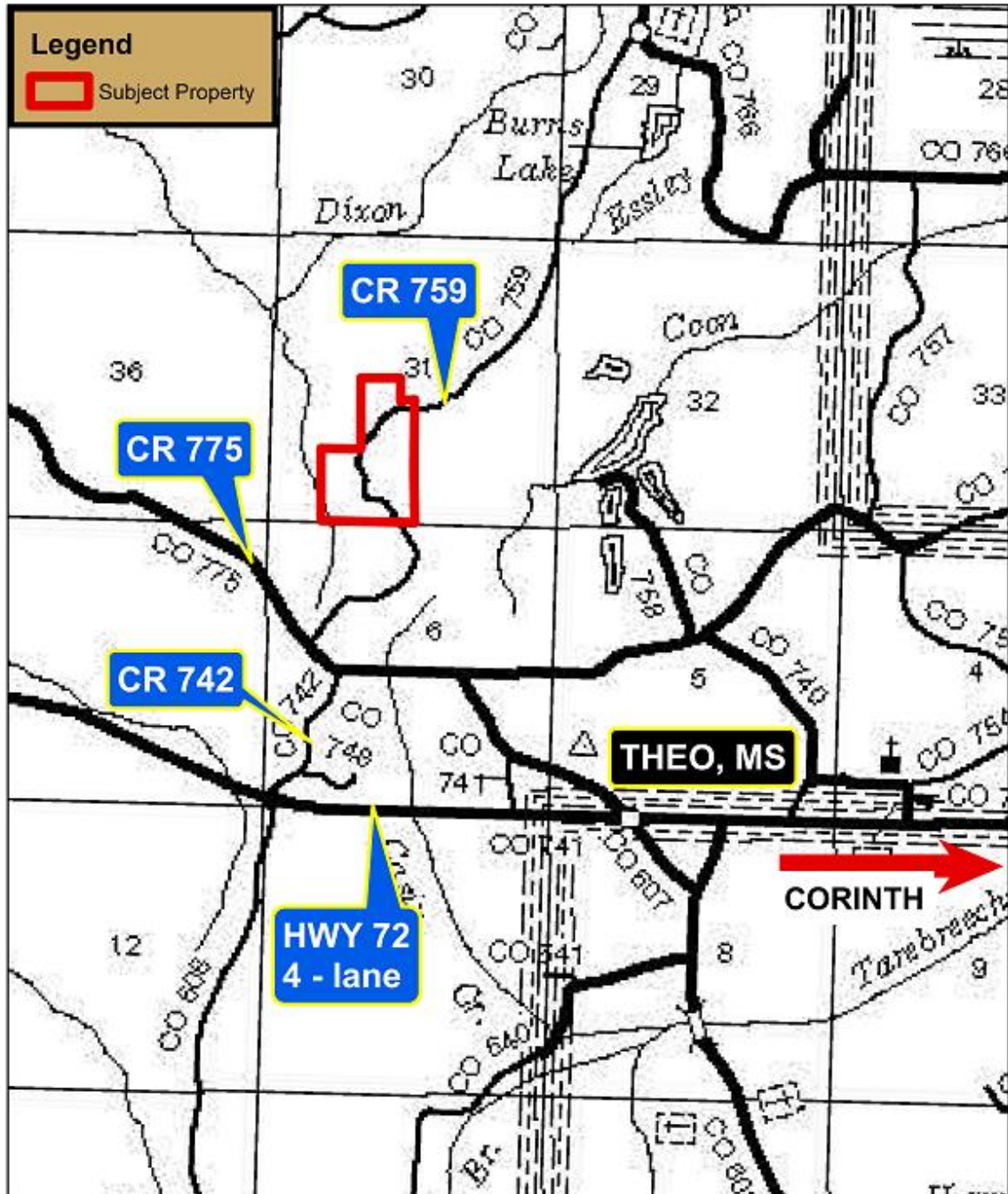
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0 5 10 20
Miles

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Property No. - CBK02

County Road Map

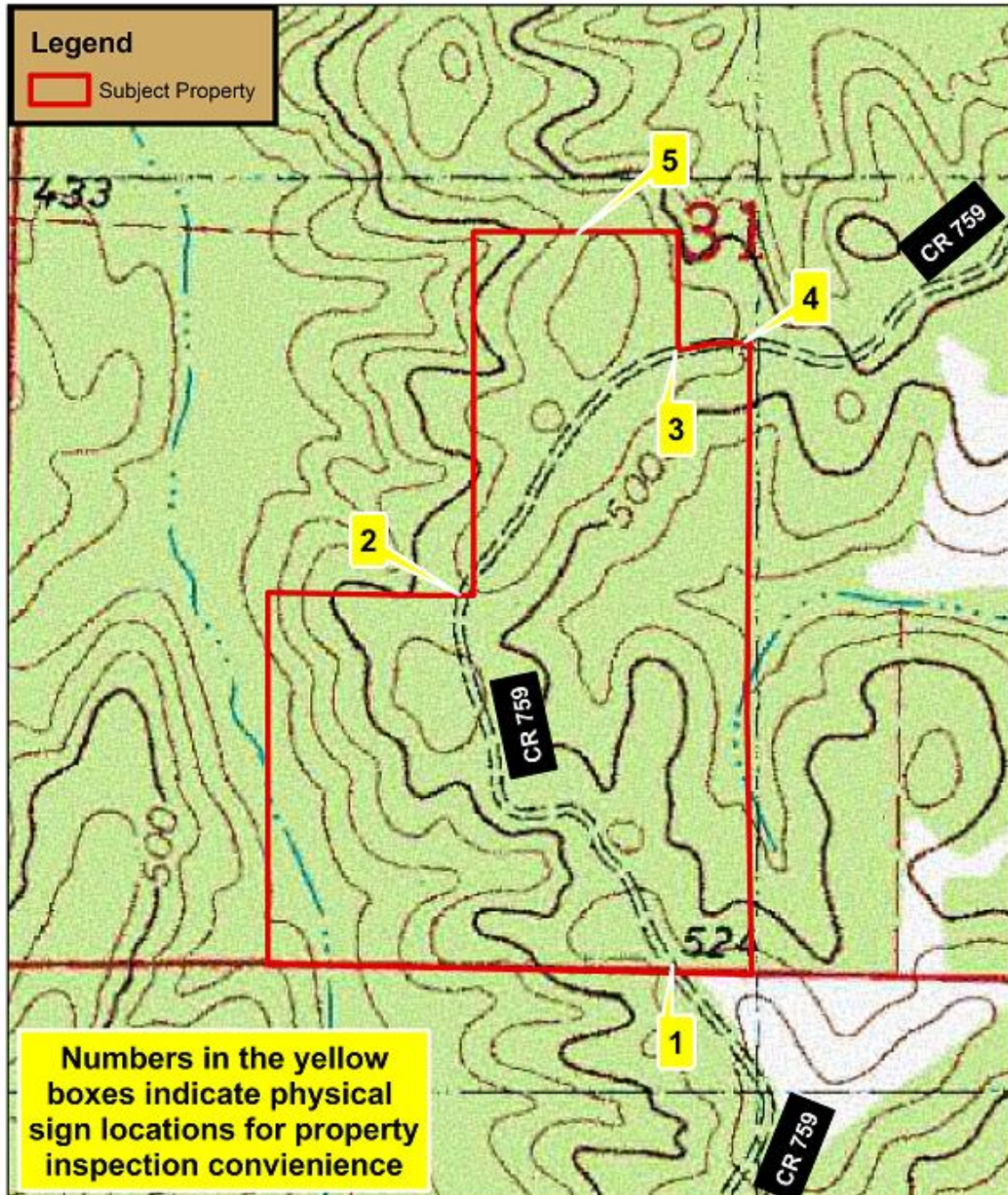
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0 0.25 0.5 1 Miles

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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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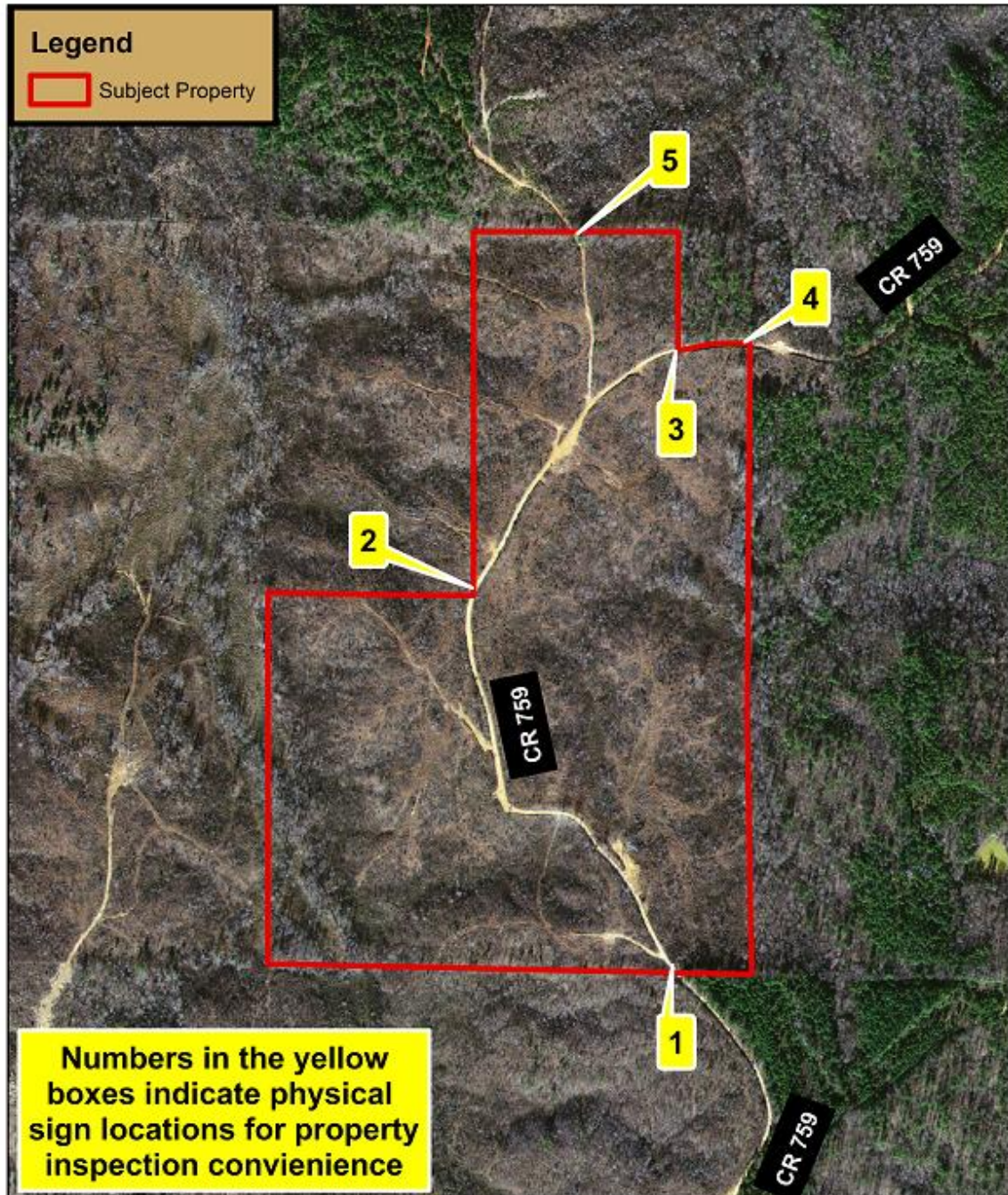


0 250 500 1,000 Feet

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Property No. - CBK02 Aerial Photograph

The date of this photography is unknown.
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0 250 500 1,000
Feet

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Wildlife opening on a broad ridge.



Natural Hardwood Regeneration



County Road 759



Ridge top wildlife opening



Well designed wildlife opening



County Road 759