

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.: JPD01

Martin Creek

Prentiss County, MS

\$ 795 Per Acre*

Price: \$ 95,400.00

120.00 Acres*

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

Cover Type: Planted Pine / Nat. HW

Present Use: Timberland/Recreation

Access: Recorded Easement

Property Rights: Fee Simple

Topography: Flat to Gently Rolling

Zoning: None

Description:

BEST! BANG! FOR! YOUR! BUCK!

You will have a hard time finding a property in North Mississippi, or the South for that matter, that will give you more for your hard earned \$\$\$.

A 20 ft. wide legal recorded easement provides good access to a well rounded +/-120 acres. This property has a creek running across it that likely provides wildlife with water during even the driest times of year. Approximately 71 acres were planted with high yield, 2nd generation, SuperTree, loblolly pine seedlings during the 2009 planting season. This means that these seedlings are nearing the age of 2 growing seasons old. The balance of the property (the northern +/- 40 acres) was harvested 4-5 years ago and has a 4-5 year old stand of vigorously growing naturally regenerated hardwood. There are a few areas spread across the property that were used for log loading zones that with a little elbow grease would make ideal locations for wildlife food plots.

Whether you are a seasoned investor or a first time timberland purchaser - This property is a must see. Don't miss this opportunity to own a great timberland investment. After all, what other comparable investment can you enjoy while it grows?

Driving Directions:

FROM: Booneville, MS - Intersection of Hwy. 45 and Hwy. 4 E / 30 E (AKA W. Chambers Dr.); From said int. drive E on Hwy. 4 E / 30 E for 5.7 mi. to a 4-way stop and take a L onto Hwy. 30 E; Drive E for 2 mi. and take a L onto Hwy. 364 N; Drive for 0.4 mi. and take a L onto CR 1219; Drive for 1.2 mi. stopping at a T and take a R onto CR 1221; Drive a short distance (0.1 mi.) and take a L onto CR 1241; Drive for 1.2 mi. and take a R onto a dirt woods road leading to the Subject Property. Our signs will be posted at the intersection of CR 1241 and said dirt woods road.

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.

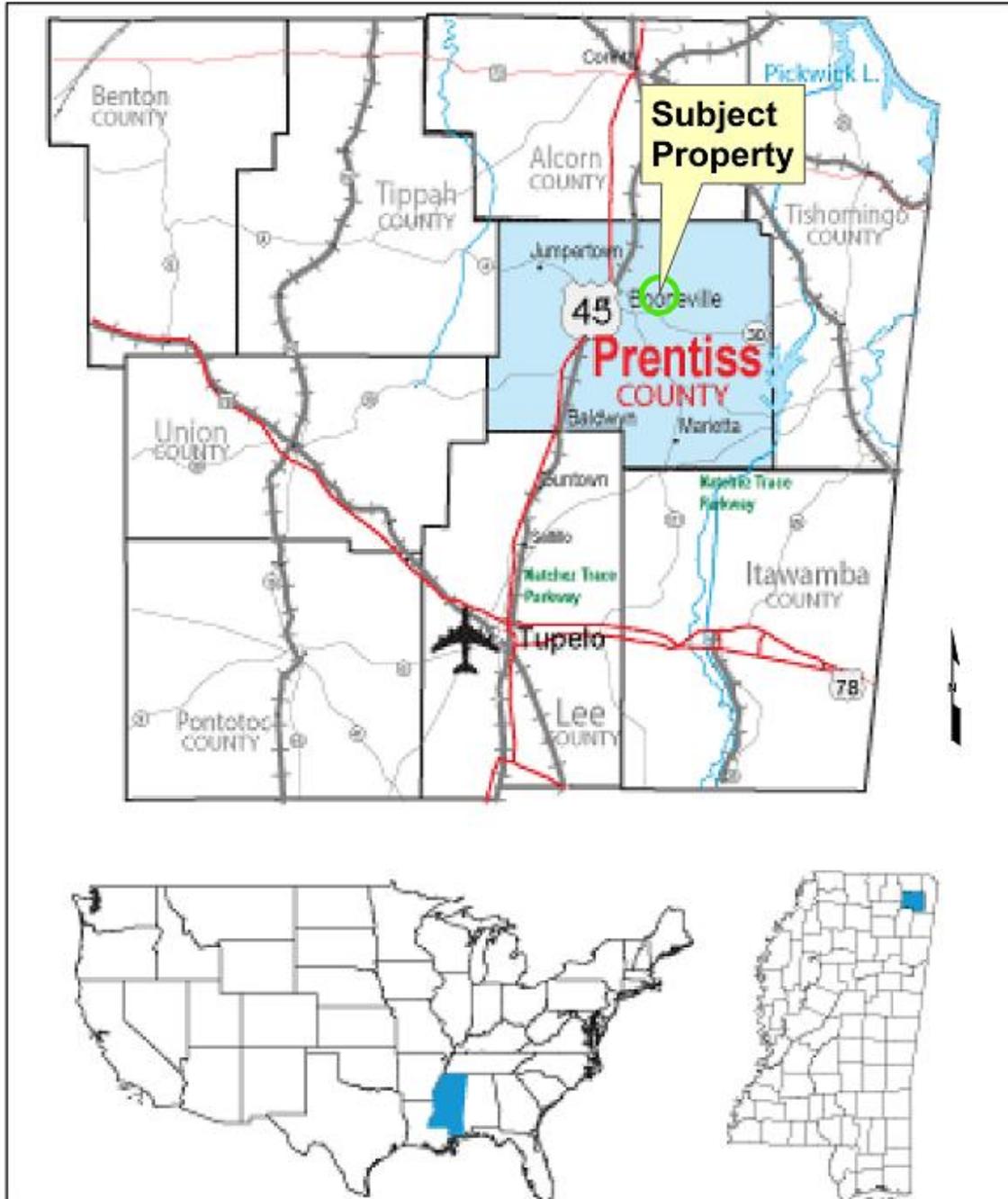
** Please see our agency disclosure statement for information about our representation regarding this and all other properties.

NRG, INC.

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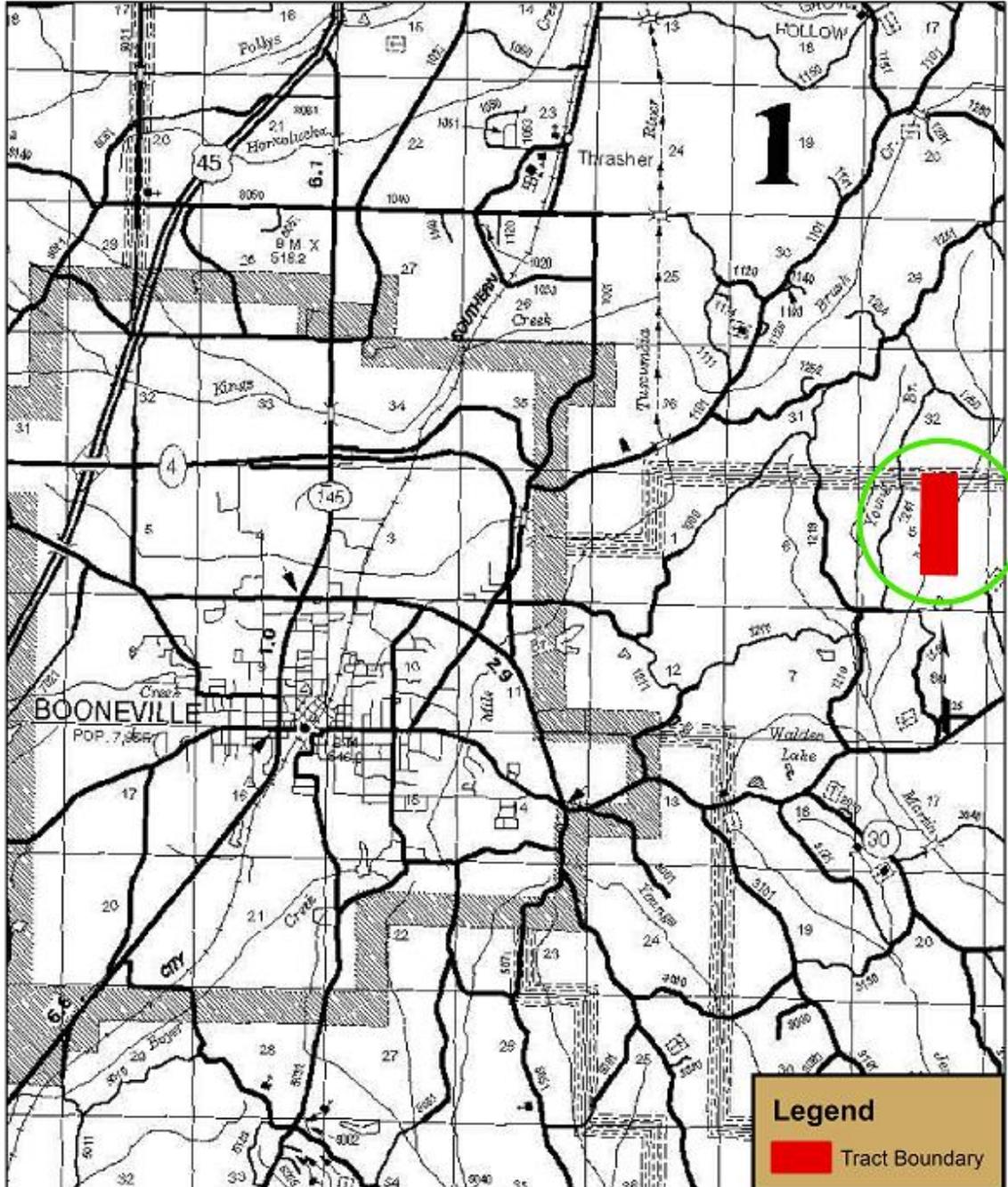
Area Map

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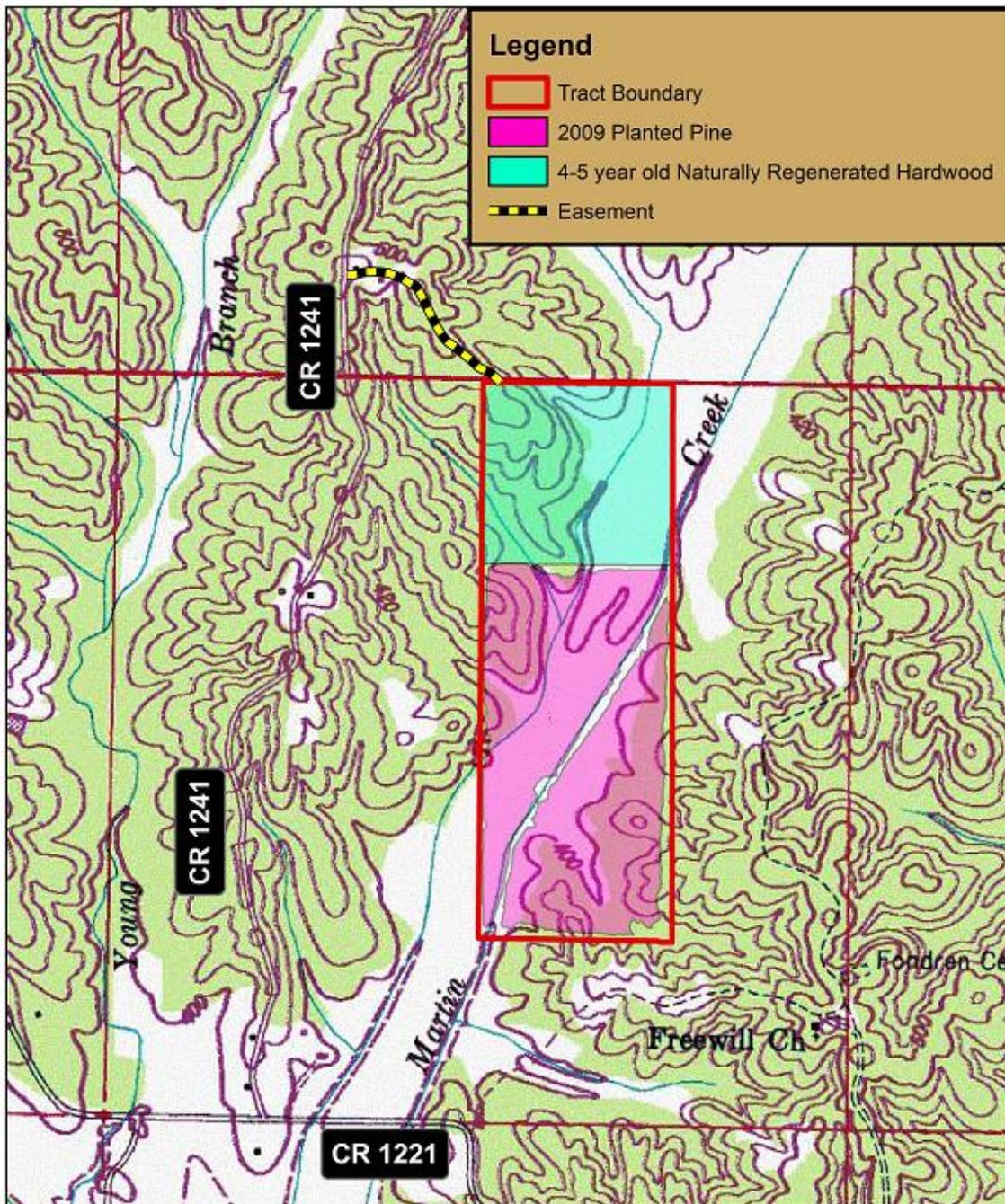
County Road Map

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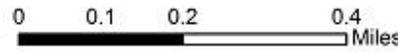
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Property No. - JPD01 Topographic Stand Map

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.

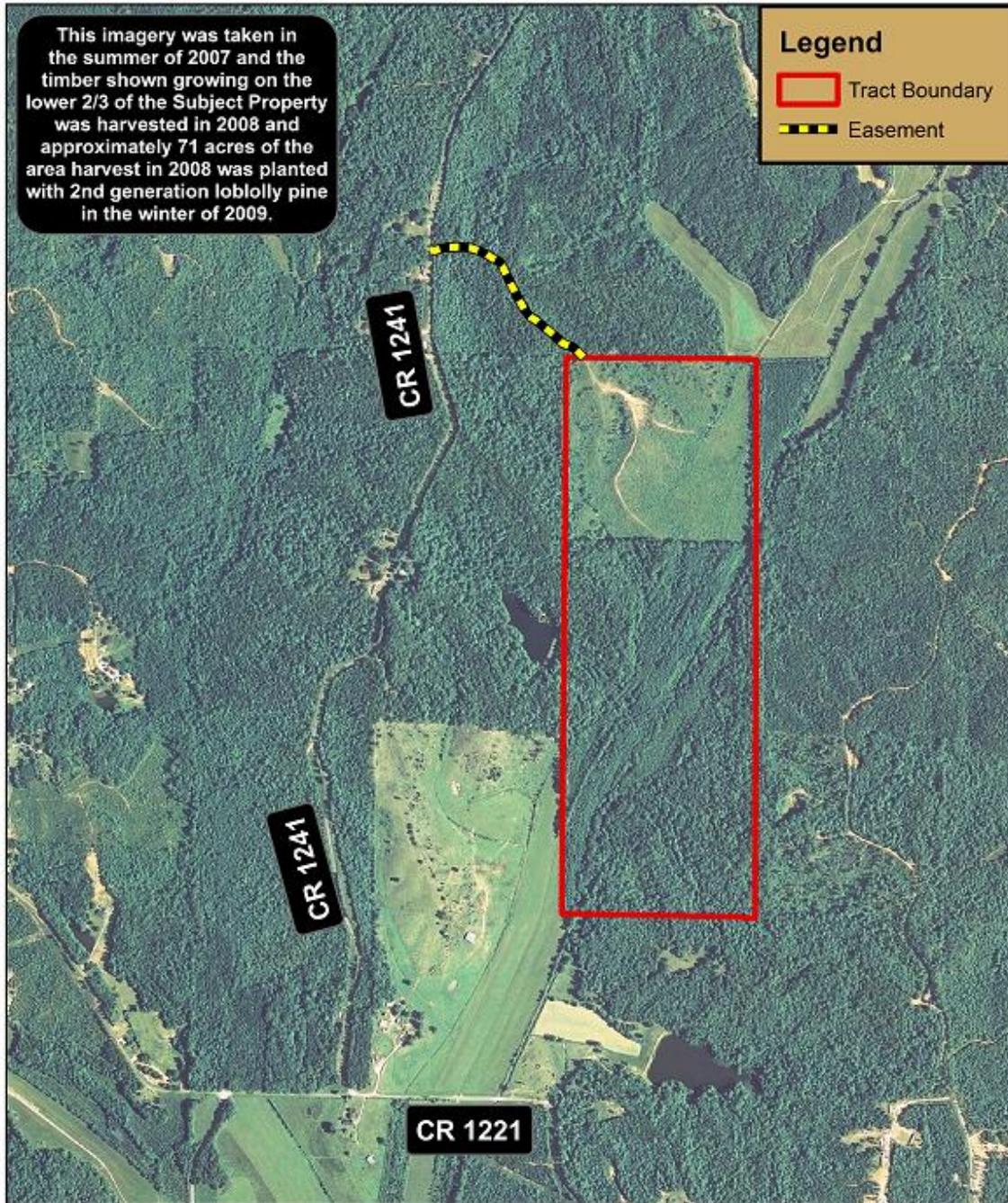
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Aerial Map

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 0.1 0.2 0.4 Miles