

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.: FMB03

Theo Tract

Alcorn County, MS

\$ 805 Per Acre*

Price: \$ 60,777.50

75.50 Acres*

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

Cover Type: Young hardwood regen.

Present Use: Timberland / Recreation

Access: Gravel County Road

Property Rights: Fee Simple

Topography: Flat to Gently Rolling

Zoning: None

Description:

+/- 75.5 ACRES of flat to 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. This property is drained by a stream that serves as a water source for wildlife during the hunting season and other wet periods. 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 that you, your friends, and family can enjoy while it grows 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; Less than 30

minutes from Selmer, TN; Less than 15 minutes from Walnut, MS; Less than 1 hr. & 15 minutes from Florence, AL;

Less than 2 hrs. & 15 minutes from Huntsville, AL

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 .9 mi. ending at the corner of the property nearest CR 759.

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. ending at the corner of the property nearest CR759.

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 Location Map

Property No. - FMB03
Located in Alcorn Co.,
Mississippi



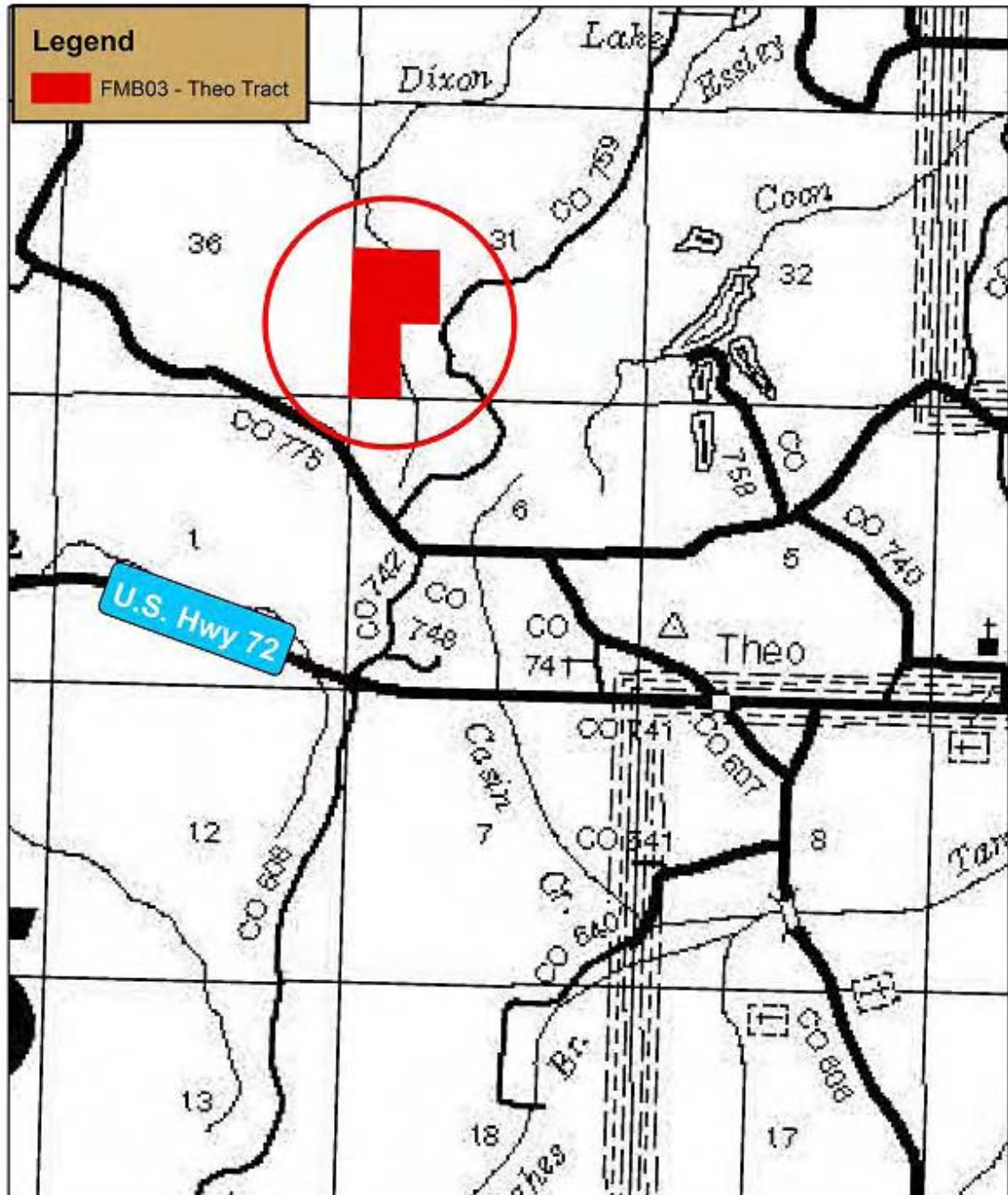
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0 25 50 100
Miles

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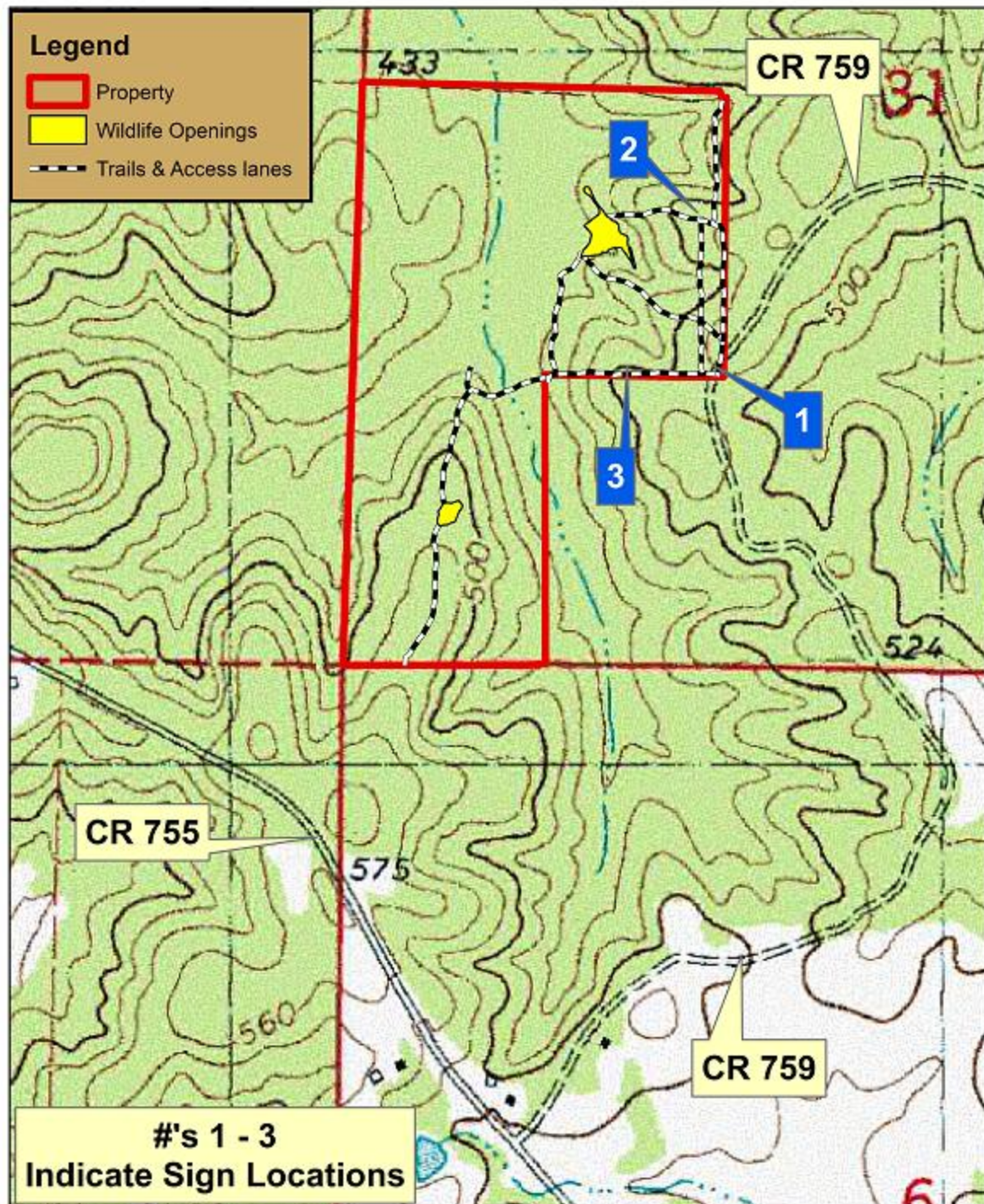
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Alcorn
County Road Map



0 0.375 0.75 1.5
Miles

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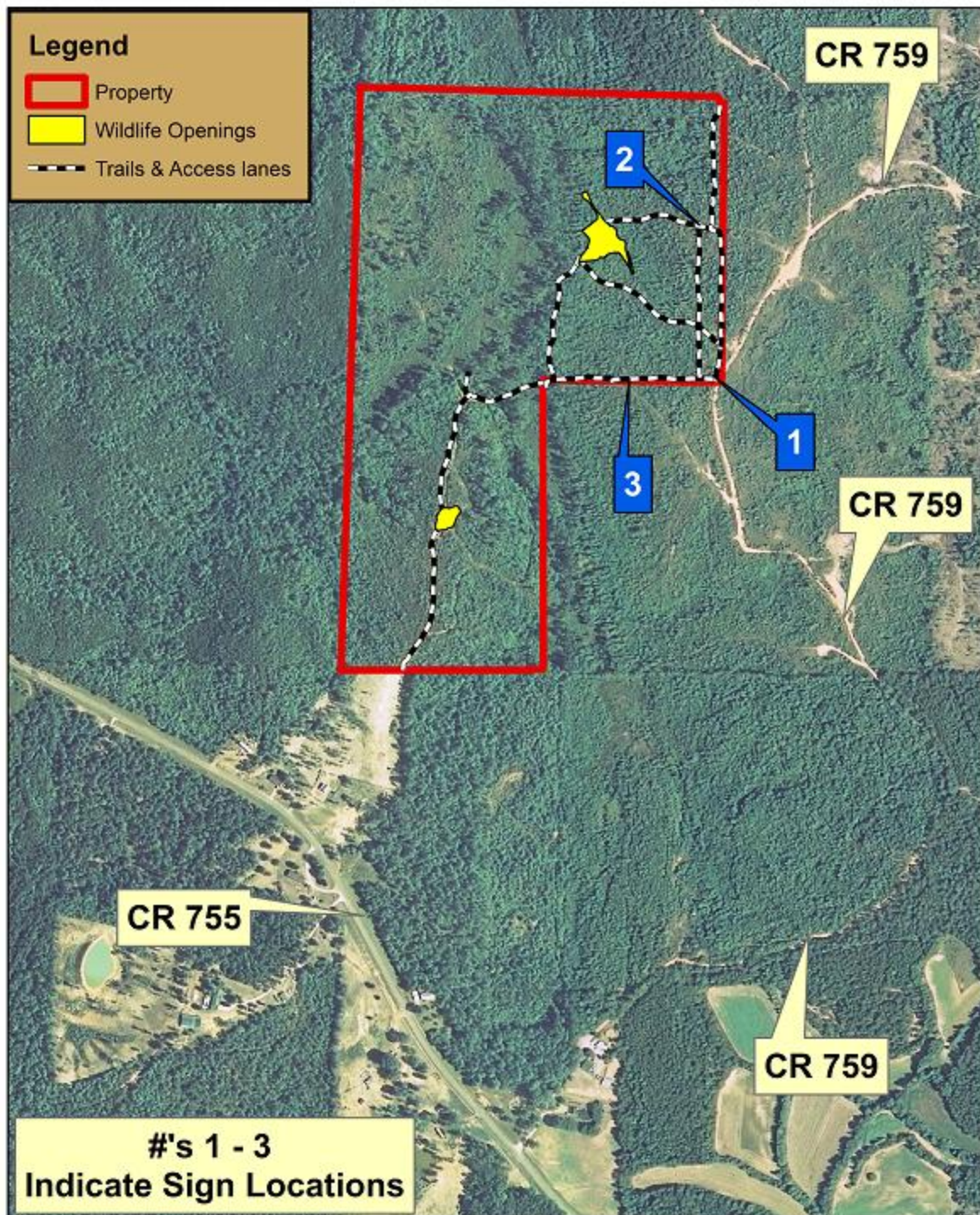
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Topographic Map

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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0 310 620 1,240 Feet



Property No. - FMB03
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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0 250 500 1,000
Feet





