

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.: FDK01

Hickory Flat

Benton County, MS

\$ 1,550 Per Acre*

Price: \$ 155,000.00

100.00 Acres*

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

Cover Type: Pine Plantation

Present Use: Timberland/Recreation

Access: State Highway

Property Rights: Fee Simple

Flat to Gently Rolling

Zoning: None

Description:

This property has excellent frontage on Highway 2, and has flat to gently rolling topography. Pine plantation was established in the winter of 1994 on approximately 90% of the property. Herbicides were then used to control competition from undesirable vegetation and the result is a vigorously growing, fully stocked pine plantation. The plantation was recently pre-commercially thinned in late fall of 2008 to improve growth rate and vigor. The pine is nearing the need for a commercial thinning, meaning income from timber production can be expected soon. This property has excellent investment and recreation potential and could also make a nice home place with back door access to recreation and investment management. LOCATED: Approximately 30 min. from Ripley; 15 min. from New Albany; 50 min. from Oxford; 20 min. from Holly Springs; 40 min. from Tupelo; 40 min. from Pontotoc; 1 hr. from Memphis.

Driving Directions:

FROM HICKORY FLAT, MS and the intersection of Highway 178 (old 78) and Highway 5.

- Go north on Highway 5 - 0.3 miles to Highway 2.
- Turn right onto Highway 2 and go 0.8 miles.
- Turn left and continue on Highway 2 for another 0.8 miles. Property begins on the left.

FROM BLUE MOUNTAIN, MS and the intersection of Highway 15 and Highway 2.

- Go west on Highway 2 - 3.8 miles to the Tippah/Benton county line.
- Continue on Highway 2 - 4.3 miles. Property begins on the right.

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.

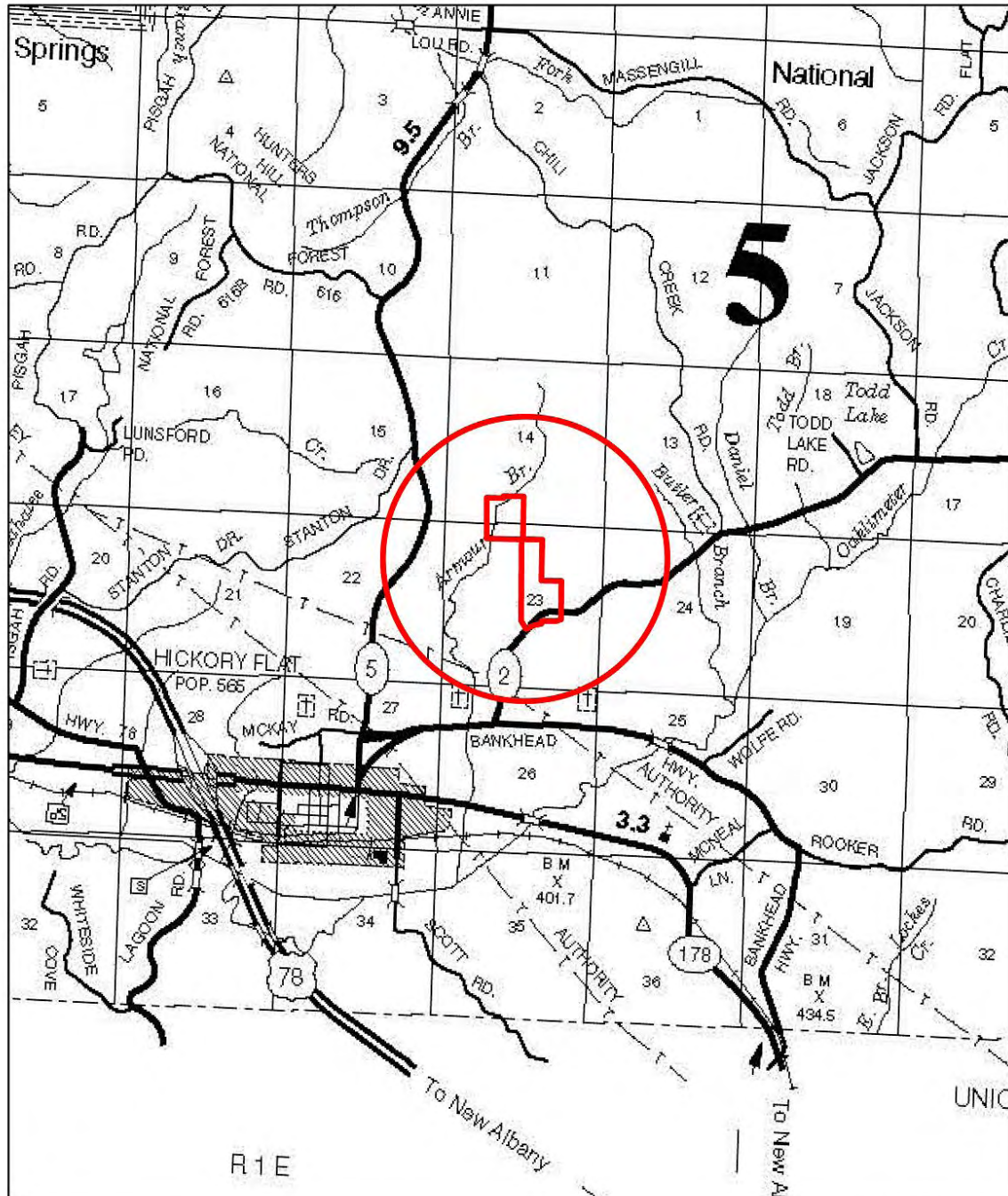
** Please see our agency disclosure statement for information about our representation regarding this and all other properties.

NRG, INC.

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Property No.FDK01

Benton County Road Map

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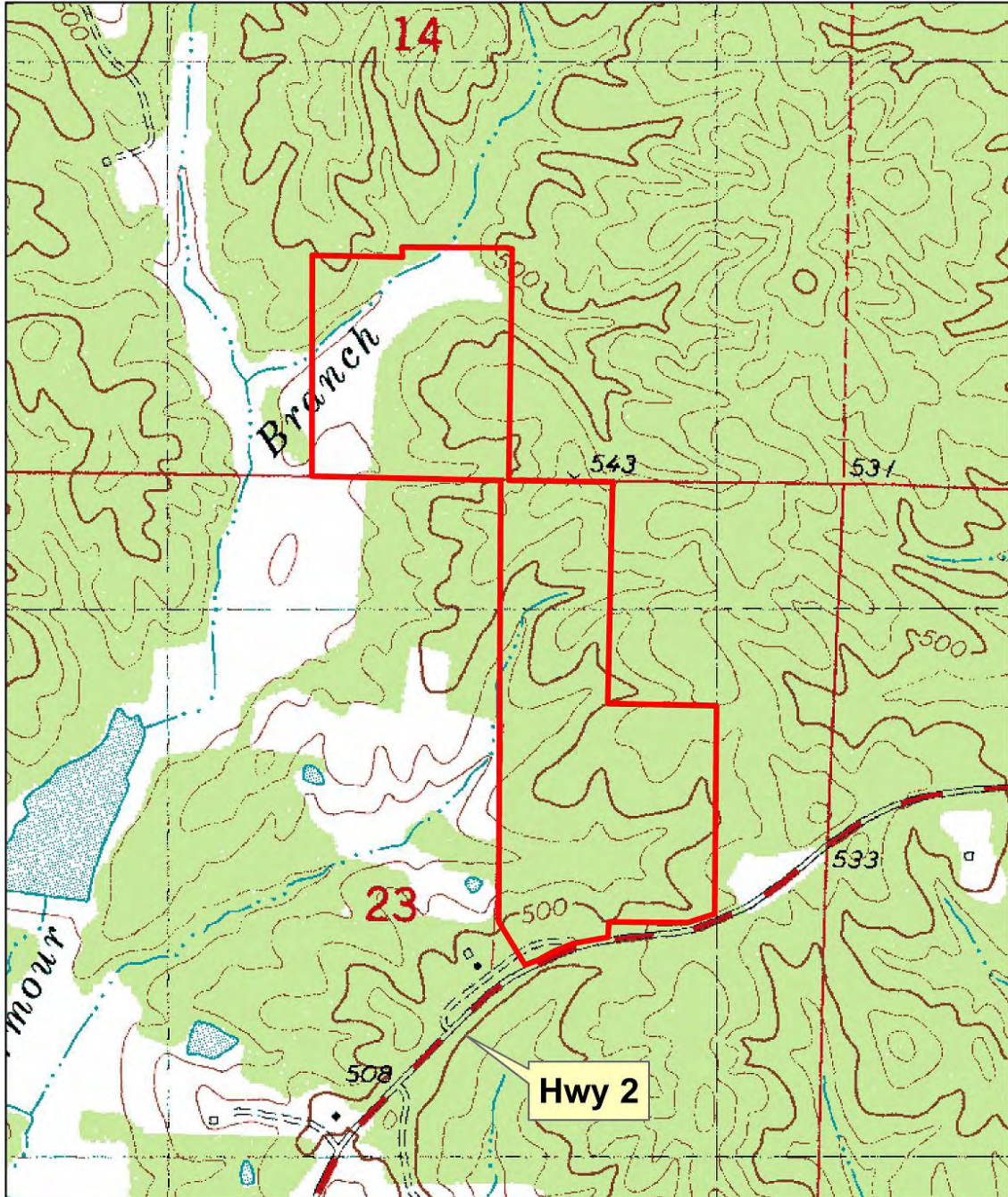


0 0.5 1 2 Miles

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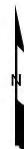


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Topographic Map

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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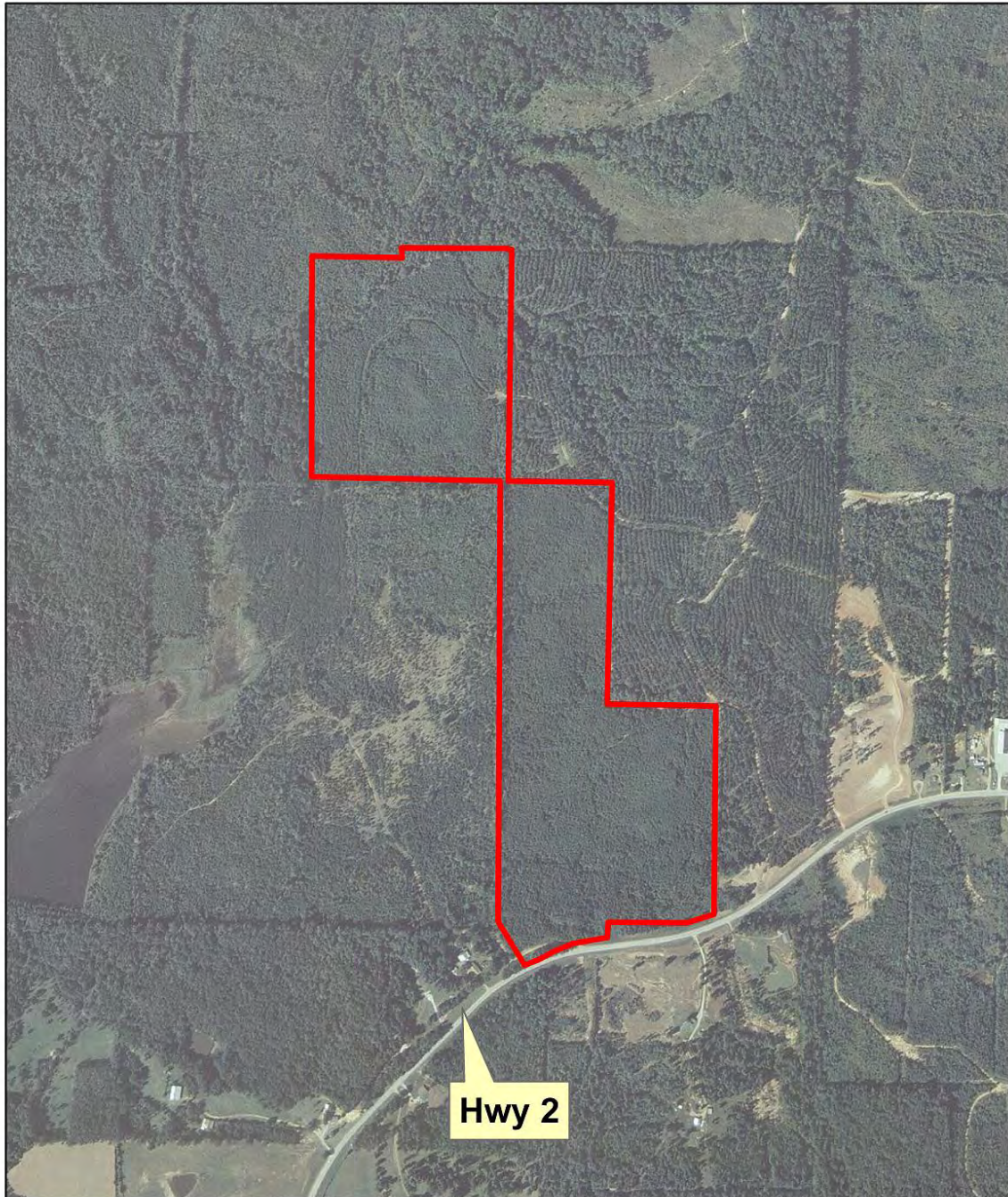


0 0.125 0.25 0.5 Miles

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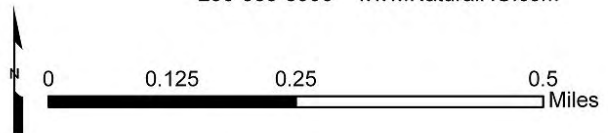
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Property No.FDK01 Aerial Photograph

The date of this photography is unknown.
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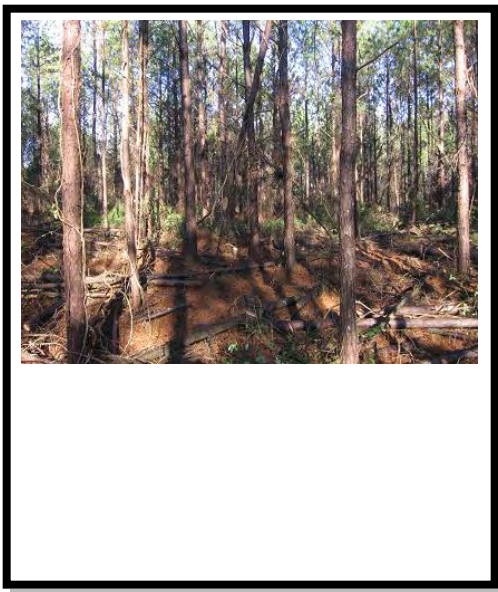
Road frontage on HWY 2, three miles from HWY 78



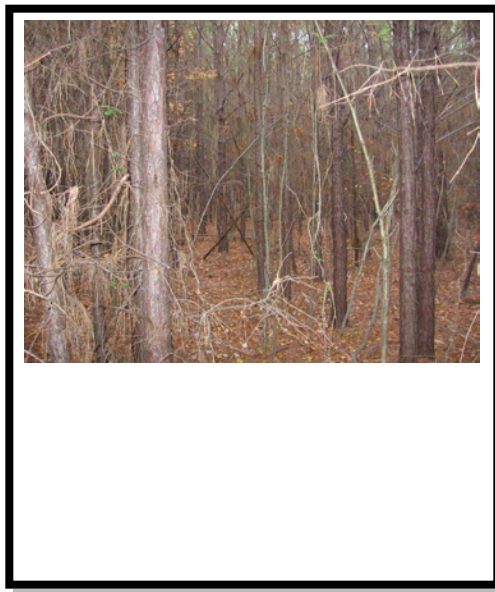
Excellent pine plantations, recently precommercially thinned



Plantations thinned to optimum spacing and stocking



Pine plantations, uniform stocking across the entire stand



Pine plantations, before thinning

