

# 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](http://www.NaturalRG.com)

## PROPERTY SPECIFICS

Property No.: BMP01

Hopkins Cemetery

Tippah County, MS

\$ 1,129 Per Acre\*

Price: \$ 899,000.00

795.96 Acres\*

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

Cover Type: Pine / Hardwood

Present Use: Recreation / Timber

Access: County Road

Property Rights: Fee Simple

Topography: Rolling

Zoning: None

### Description:

**Recreation:** This property is almost completely surrounded by the **Holly Springs National Forest (HSNF)**, with both sharing approximately 4 miles (~80% of the Property's boundary) of boundary in common. The HSNF complements the wonderful recreational opportunities on the property for sale. Hunting (waterfowl, deer, & turkey), fishing, camping, hiking, horseback riding, & cycling can all be enjoyed with the purchase of this property.

**Wildlife / Hunting:** Numerous wildlife openings on BMP01 make excellent locations to manage, attract, hold, and grow healthy populations of native game and non-game wildlife species. Three small wetland areas lie within the property for the waterfowler and healthy populations of whitetail deer and eastern wild turkey are in abundance on this Property.

**Location / Access:** Excellent exterior access is provided via County Road 409 & Hopkins Cemetery Road and great interior access is provided by a vast network of interior woods roads and trails.

**Timber:** Numerous roads, rolling topography, and well drained soils make this an ideal site for winter logging, which is value added when selling to the area's wood using facilities. A diverse mix of hardwood, mixed pine/hardwood, and solid pine stands diversify this timber investment and allows for many management options. +/- 160 acres is predominately native shortleaf pine, and +/- 630 acres is mixed pine / hardwood.

**Potential Lake Sites:** The topography on this property sets up well for several potential lake sites; however, no guarantee of this property's suitability for a lake is made by Seller or Broker.

**For Driving Directions:** Go to our website - [www.naturalrg.com/tracts/BMP01/BMP01.html](http://www.naturalrg.com/tracts/BMP01/BMP01.html)

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.

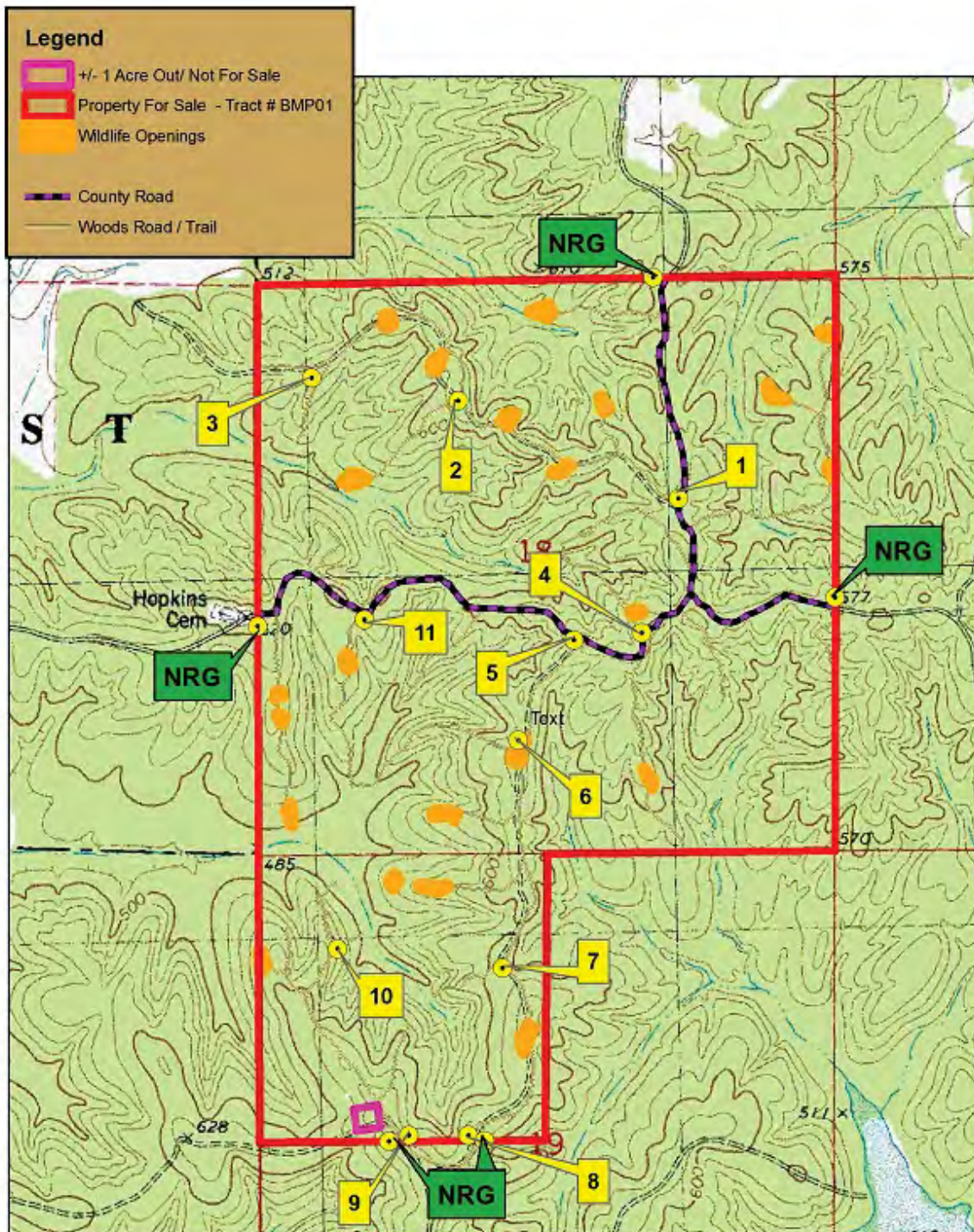
\*\* Please see our agency disclosure statement for information about our representation regarding this and all other properties.

NRG, INC.

# 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](http://www.NaturalRG.com)



**Property No. BMP01**

**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.

Natural Resources Group, Inc.  
256-383-8990 [www.NaturalRG.com](http://www.NaturalRG.com)



0 750 1,500 3,000 Feet

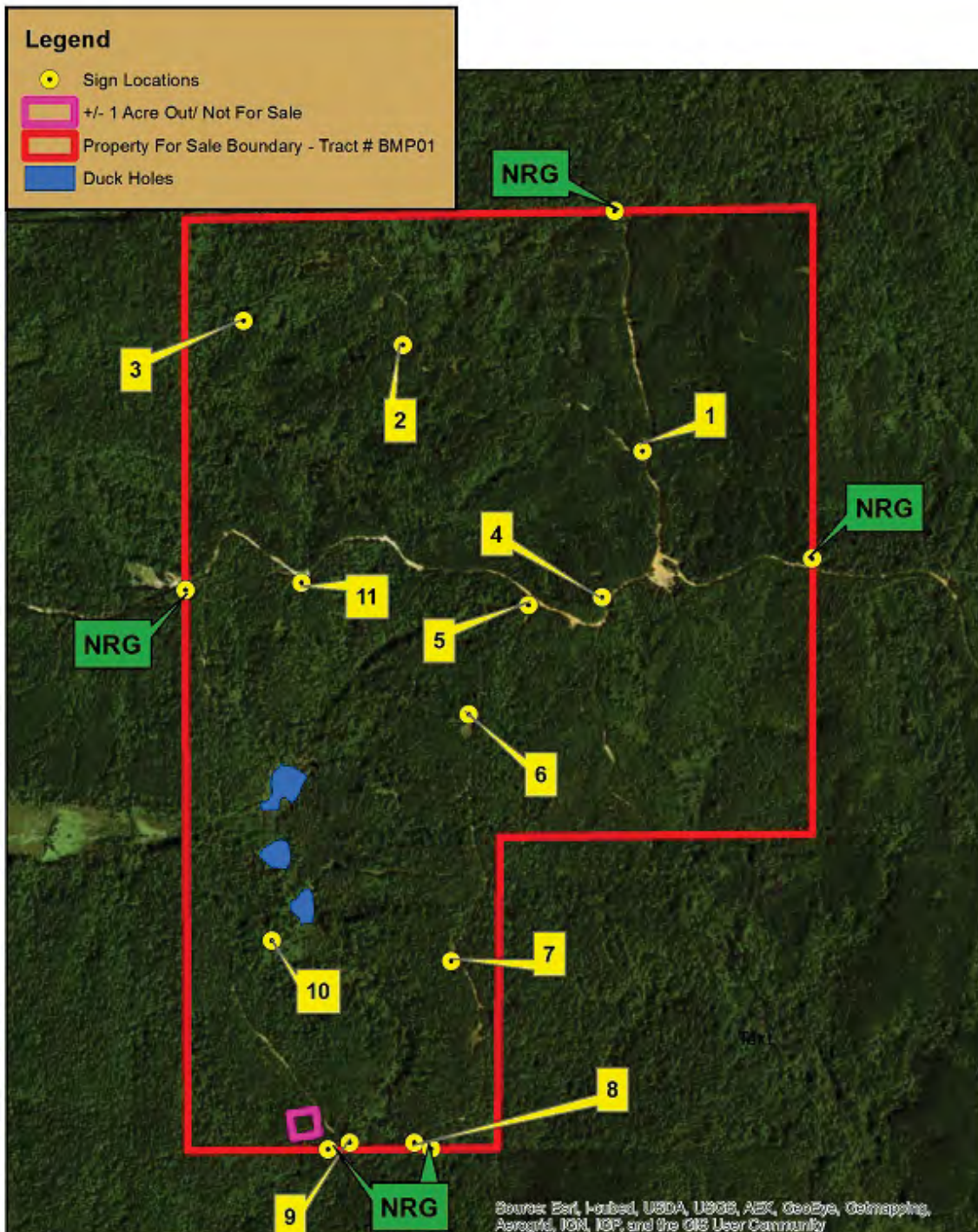
**Topographic Map**



# 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](http://www.NaturalRG.com)



## Property No. BMP01 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.

Natural Resources Group, Inc.  
256-383-8990 [www.NaturalRG.com](http://www.NaturalRG.com)



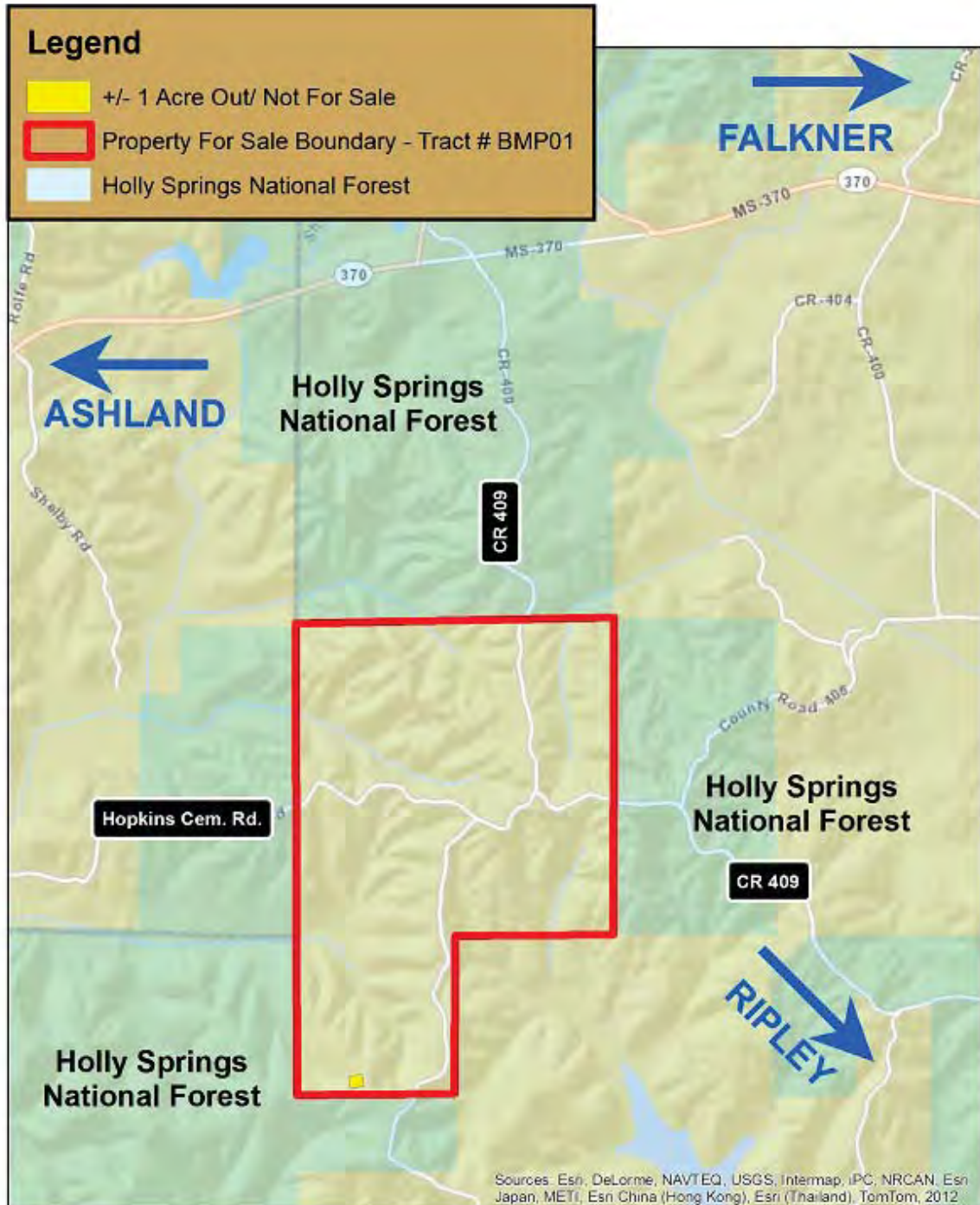
0 700 1,400 2,800 Feet

Aerial Map

# 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](http://www.NaturalRG.com)



**Property No. BMP01**

**County Road Map**

Natural Resources Group, Inc.  
256-383-8990 [www.NaturalRG.com](http://www.NaturalRG.com)

0 0.425 0.85 1.7 Miles

**Navigation Map**



# 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](http://www.NaturalRG.com)



Property No. **BMP01**

General Location Map

Natural Resources Group, Inc.  
256-383-8990 [www.NaturalRG.com](http://www.NaturalRG.com)

0 15 30 60 Miles

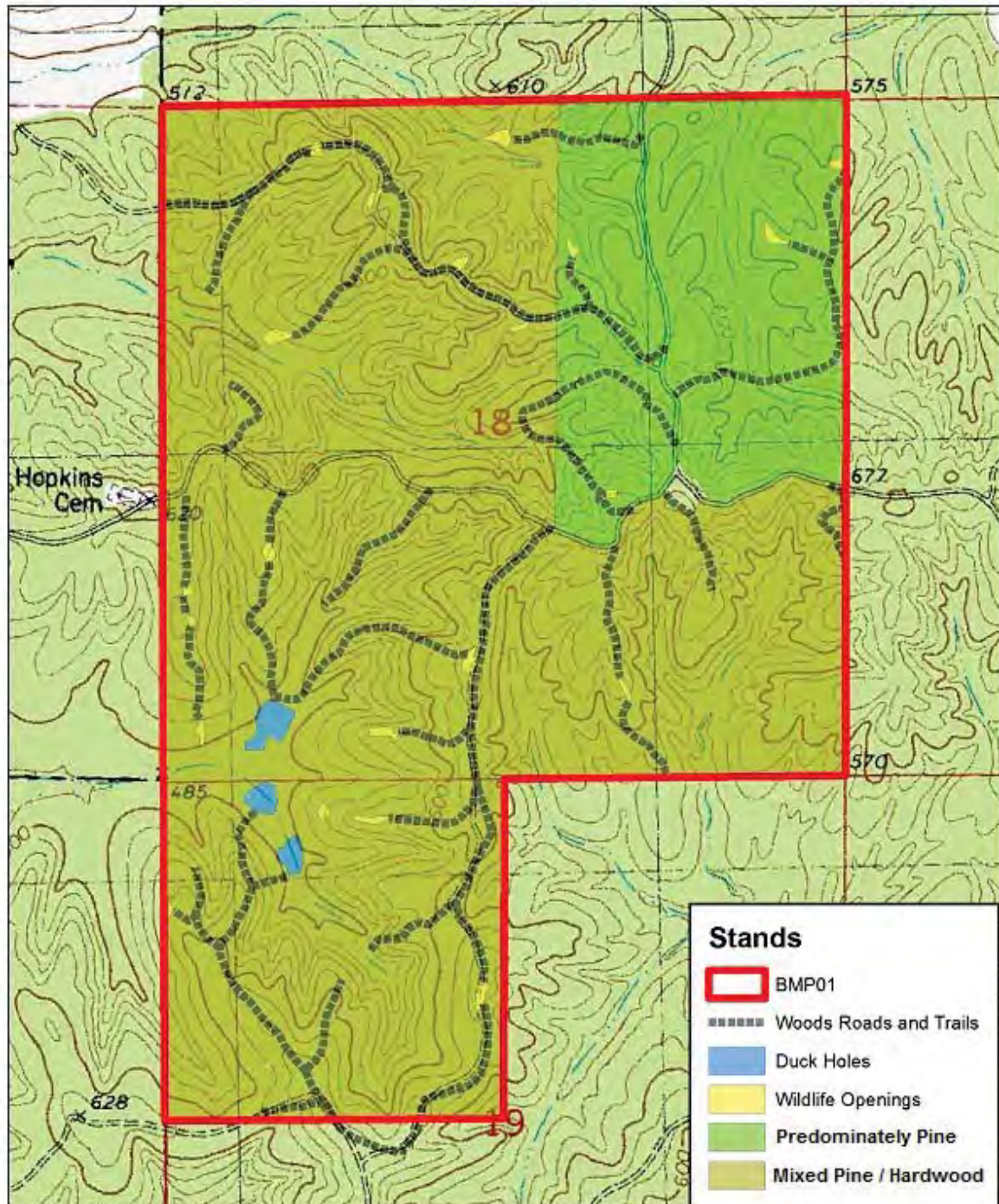
General Location Map



# 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](http://www.NaturalRG.com)



**TRACT NUMBER**  
**BMP01**  
**Stand Map**



Natural Resources Group, Inc.

0 750 1,500 3,000 Feet

Stand Map



# *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](http://www.NaturalRG.com)



Beautiful Hardwood



Excellent Wildlife Openings



Great Timber!!



Forest Entrance



Great Interior Access



Wildlife Opening