

# MINNIE MEASEL ROAD

77.21 +/- acres  
Scott County, MS

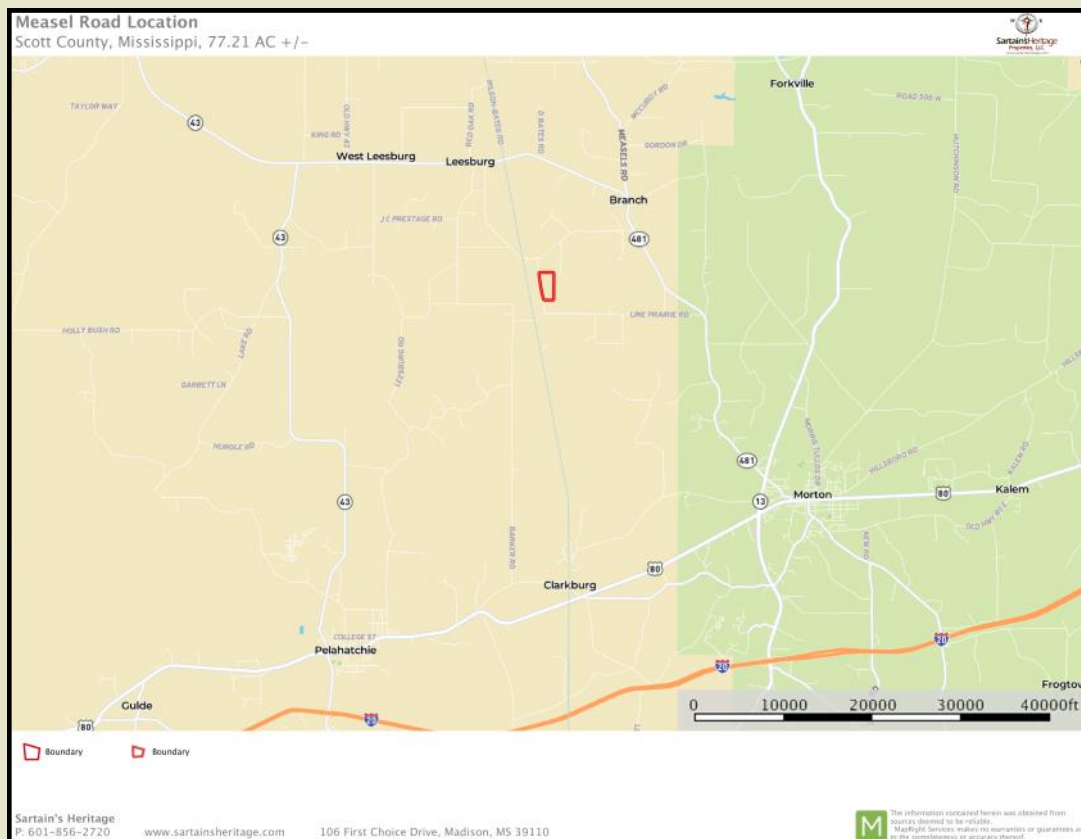


**CONTACT:**  
**J. PARKER SARTAIN**  
601.506.2398  
psartain@sartainsheritage.com

Sartain's Heritage Properties  
106 First Choice Drive  
Madison, MS 39110  
Phone: 601-856-2720  
Fax: 601-853-6765  
www.SartainsHeritage.com

77.21 +/- acres located in Section 36, Township 7 North, Range 6 East, Scott County MS. The property consists of 64.7 +/- acres of recent cutover and 12.6 +/- acres of Hardwood Streamside Management Zone. This tract has 2600 +/- feet of frontage on Minnie Measal Road with electricity provided by Southern Pine EPA and water service provided by Leesburg Water Association along the frontage. The terrain is rolling lending itself well for replanting pines or conversion to agricultural use which adjoins the property on the west, south and east boundaries. Being only seven miles north of Morton and nine miles northeast of Pelahatchie the property can also lend itself for development of residential acreage lots along the road frontage.

**\$135,118 (1,750 per acre)**



All information contained herein is supplied by sources deemed reliable, but is not guaranteed by Sartain's Heritage Properties, its Brokers or Agents. Properties are subject to errors, omissions, correction, price change, prior sale or withdrawal without notice.