


**Address:** 0 Rutledge Rd. Lumberton, MS ; 39455

	<b>MLS#:</b> 121033 <b>List Price:</b> \$ 327,600 <b>DOM:</b> 43 <b>Orig. List Price:</b> \$ 327,600 <b>Subdivision:</b> None <b>Area:</b> Other Area <b>City Limits:</b> No <b>Type:</b> Agricultural <b>Status:</b> Active <b>Lot Acres:</b> 144.00 <b>Mineral Rights:</b> No <b>Road Frontage:</b>	<i>Provided as a courtesy of</i> <b>South and Company Properties</b> 6802 U S Highway 98 W Hattiesburg, MS 39402 Office - (601) 818-4004 <a href="mailto:mike@southandcompanyproperties.com">mike@southandcompanyproperties.com</a> <a href="http://https://www.mslandagent.com/">http://https://www.mslandagent.com/</a> License #: 222968
<b>Lot Dimensions:</b> 144 +/- acres lying in parts of SEC 10, TWN 1N, RNG 14W, Lamar County, MS		

<b>16th Section Land:</b>	N	<b>1st Right of Refusal:</b>	No	<b>Wooded Acres:</b>	139.50
<b>Tax Year:</b>	2019	<b>Property Tax:</b>	\$ 604.92	<b>Flood Zone:</b>	No
<b>Price Per Acre:</b>	\$ 2,275	<b>County:</b>	Lamar	<b>School District:</b>	Lumberton
<b>List Date:</b>	03/09/2020	<b>Expire Date:</b>	03/31/2021	<b>Realtor.com:</b>	Farm
<b>Sold Pst 3 Yrs:</b>	No	<b>Variable Commission</b>	No	<b>Foreclosure</b>	No
<b>Lender Short Sale</b>	No				

**Remarks:** Located just 20 minutes south of Hattiesburg and only 90 miles north of New Orleans, this Lamar County property offers 144 acres +/- of professionally managed timber making it an excellent choice for anyone looking to enjoy hunting and outdoor recreational opportunities while investing in land. Additional acreage is available as this property adjoins 86 acres +/- to the west that is also for sale. The property offers close to a mile of frontage along Rutledge Road and Herrin Road providing multiple gated entrances with easy access to utilities. You'll find a good internal road system, mixed pine and hardwood timber, a food plot, a small pond, and plenty of deer, turkey, and small game. Timber stands were evaluated in August of 2018 to show an estimated inventory of \$116,565.

**Private Remarks:** Call listing office for appointment to show and gate combo.

**Directions:** (from I-59, Purvis/Exit 51) Travel west on Hwy 589 for 2.1 miles. Turn left on Hwy 11 S.; proceed 5.7 miles. Turn left on Yawn School Rd.; proceed 0.1 miles. Turn left on Rutledge Rd.; proceed 1.9 miles to gated entrance on right. Google Maps: <https://goo.gl/maps/g47csnyczem>

**Legal Description:** 144 +/- acres lying in parts of SEC 10, TWN 1N, RNG 14W, Lamar County, MS

**Section:** 10 **Township:** 01N **Range:** 14W

<b>Utility Info:</b>	Electric on Site: N; Gas on Site: N; Sewer on Site: N; Water on Site: N	<b>Utilities:</b>	Other - See Remarks
<b>Type of Property:</b>	Investment; Undeveloped Land	<b>Buildings on Prop:</b>	None
<b>Suitable Use:</b>	Res Single Family; Subdevelopment; Recreation/2nd Home; Timber Production	<b>Documents on File:</b>	Legal Description
<b>Aproximate Acreage:</b>	100 + Acres	<b>Miscellaneous:</b>	No Deed Restrictions; Hardwoods; Pine Trees
<b>Topo/Natural Feats:</b>	Gentle Rolling; Stream/Creek; Lake/Pond; Partially Wooded	<b>Showing Instructions:</b>	Call Listing Office; Other - See Remarks
<b>Access:</b>	Access: Y; County Road		
<b>Sale/Rent:</b>	Sale		

**Electrical Svc Prvd:** Pearl River Vly Elec

**Seller Concession Amt:** ; **Co-op Broker:** 2.0; **Other Co-op:** 0.0; **Exclusive Agency:** No; **Realtor Ads:** Yes

**LM:** Michael Mitchell Office: (601) 818-4004; [Mike@mslandagent.com](mailto:Mike@mslandagent.com); <https://www.mslandagent.com/> -- License #: B-22274

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