


Address: 0 Yawn School Rd. Lumberton , MS ; 39455

	MLS#: 121034 List Price: \$ 195,650 DOM: 43 Orig. List Price: \$ 195,650 Subdivision: None Area: Other Area City Limits: No Type: Agricultural Status: Active Lot Acres: 86.00 Mineral Rights: no Road Frontage:	<i>Provided as a courtesy of</i> South and Company Properties 6802 U S Highway 98 W Hattiesburg, MS 39402 Office - (601) 818-4004 mike@southandcompanyproperties.com http://https://www.mslandagent.com/ License #: 222968
	Lot Dimensions: 86 +/- acres	

16th Section Land:	N	1st Right of Refusal:	No	Wooded Acres:	86.00
Tax Year:	2019	Property Tax:	\$ 393.55	Flood Zone:	No
Price Per Acre:	\$ 2,275	County:	Lamar	School District:	Lumberton
List Date:	03/09/2020	Expire Date:	03/31/2021	Realtor.com:	Land
Sold Pst 3 Yrs:	No	Variable Commission	No	Foreclosure	No
Lender Short Sale	No				

Remarks: This 86 acre +/- Lamar County tract is located on Yawn School Road just 20 minutes south of Hattiesburg and only 90 miles north of New Orleans. The property is professionally managed for timber production offering an inventory of approximately 56 acres of Loblolly Pines planted in 1993 along with 21 acres of pulp size mixed pine and hardwood. The resulting management practices have created an attractive habitat for deer, turkey, and small game. This is an excellent choice for anyone looking to enjoy hunting and outdoor recreational opportunities while investing in land. The property features an excellent interior road system, two established food plots, and a small pond. Additional acreage is available.

Private Remarks: Call Listing Agent for appointment 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 1.3 miles to Lamar County Community Center/voting precinct. Gated entrance to subject property is located behind the Community Center - access via Community Center drive-way. Google Maps: <https://goo.gl/maps/T9waRFAv5X82>

Legal Description: 86 +/- acres lying in parts of SEC-9, T-01N, R-14W, Lamar County, MS

Section: 09 **Township:** 01N **Range:** 14W

Utility Info:	Electric on Site: N; Gas on Site: N; Sewer on Site: N; Water on Site: N	Documents on File:	Aerial Survey
Type of Property:	Farm/Ranch; Undeveloped Land	Miscellaneous:	No Deed Restrictions; Hardwoods; Pine Trees
Suitable Use:	Res Single Family; Farm Land; Timber Production	Showing Instructions:	Call Listing Office; Other - See Remarks
Aproximate Acreage:	50 - 100 Acres		
Topo/Natural Feats:	Gentle Rolling; Stream/Creek; Lake/Pond; Wooded; Exceptional View		
Access:	Access: Easement; County Road; Easement Road		
Sale/Rent:	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:** No

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

LO: South and Company Properties Office: (601) 818-4004 -- License #: 222968

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