


Address: xxxx Rutledge Rd. Lumberton, MS ; 39455

	MLS#: 121032 List Price: \$ 523,250 DOM: 43 Orig. List Price: \$ 523,250 Subdivision: None Area: Other Area City Limits: No Type: Agricultural Status: Active Lot Acres: 230.00 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: 230 +/- Acres	

16th Section Land:	N	1st Right of Refusal:	No	Wooded Acres:	225.50
Tax Year:	2019	Property Tax:	\$ 998.47	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: Located just 20 minutes south of Hattiesburg and only 90 miles north of New Orleans, this Lamar County property offers 230 acres +/- of professionally managed timber making it an excellent choice for anyone looking to enjoy hunting and outdoor recreational opportunities while investing in land. 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. For smaller Tracts see MLS #121033 & 121034

Private Remarks: Call Listing Agent 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.

Legal Description: 230 acres +/- lying in Sections 9 & 10, Township 01N, and Range 14W of Lamar County, Mississippi.

Section: 09 & 10 **Township:** 01N **Range:** 14W

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

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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