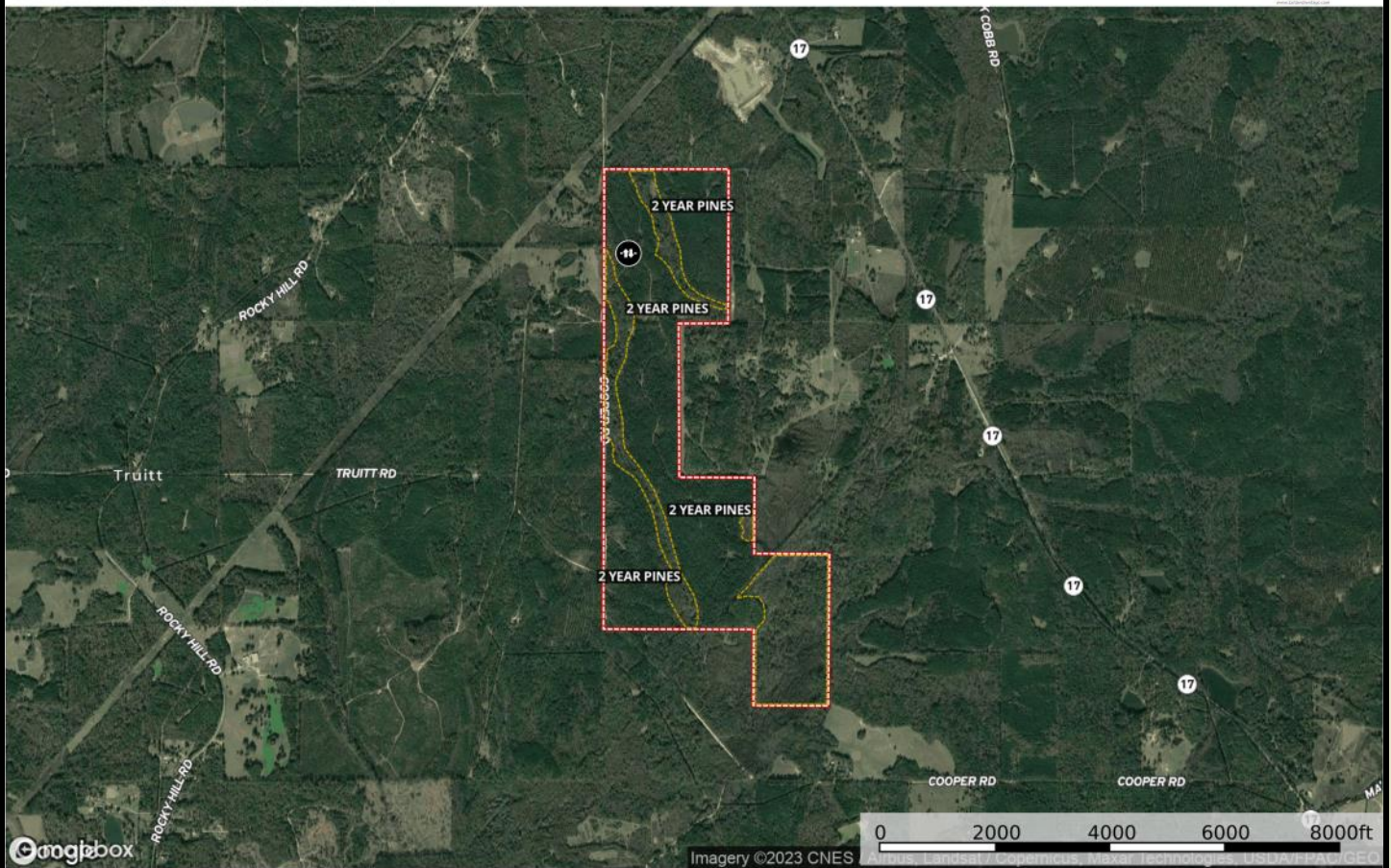


WY Madison

Madison County, Mississippi, 452 AC +/-



Gate Streamside Management Boundary

Parker Sartain
P: 6015062398

psartain@sartainsheritage.com

106 First Choice Drive

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

WY MADISON

452 Acres

Madison County, MS

"Guiding Your Land Decisions for Over 60 Years"

FARM

TIMBER

HUNTING



Sartain's Heritage
Properties, LLC

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Unlock Your Ultimate Recreational Retreat and Timberland Investment!

Introducing a unique opportunity to own a slice of the outdoors that not only promises endless recreational adventures but also serves as a sound timberland investment. Nestled in the hills of Northeast Madison County, MS, this exceptional property offers the best of both worlds.

Recreational: Escape the hustle and bustle of everyday life as you step into your own private recreational haven. Spanning 452 acres of diverse landscapes, this property boasts pine plantation, Hobuck Creek frontage, and hardwood Streamside Management Zones that are perfect for outdoor enthusiasts of all kinds. Deer, Turkey, and Small Game hunting bring new opportunities for adventure and relaxation.

Timberland Investment: Your future is rooted in the robust potential of this timberland investment. With a carefully managed and sustainable approach to forestry, you have the chance to watch your investment grow alongside the three year planted pines. The property's timber presents valuable opportunities to benefit from timber harvests while ensuring the long-term health of the forest ecosystem.

Strategic Location: Convenience meets seclusion as this property is strategically located just 36 miles from the Jackson Metro. Whether you're seeking a weekend getaway or a strategic investment, you're never far from modern comforts while enjoying the tranquility of nature.

Legacy in the Making: Investing in this property means investing in your legacy. Imagine the memories that will be made here, the stories that will be shared around the campfire, and the potential for generational wealth through sustainable timberland management. This is your chance to shape a legacy that will be cherished for years to come.

Seize the opportunity to own a recreational retreat and timberland investment that perfectly balances your desire for adventure and financial growth. Embrace the call of the wild and the promise of a secure future. Your ultimate property awaits – make it yours today!

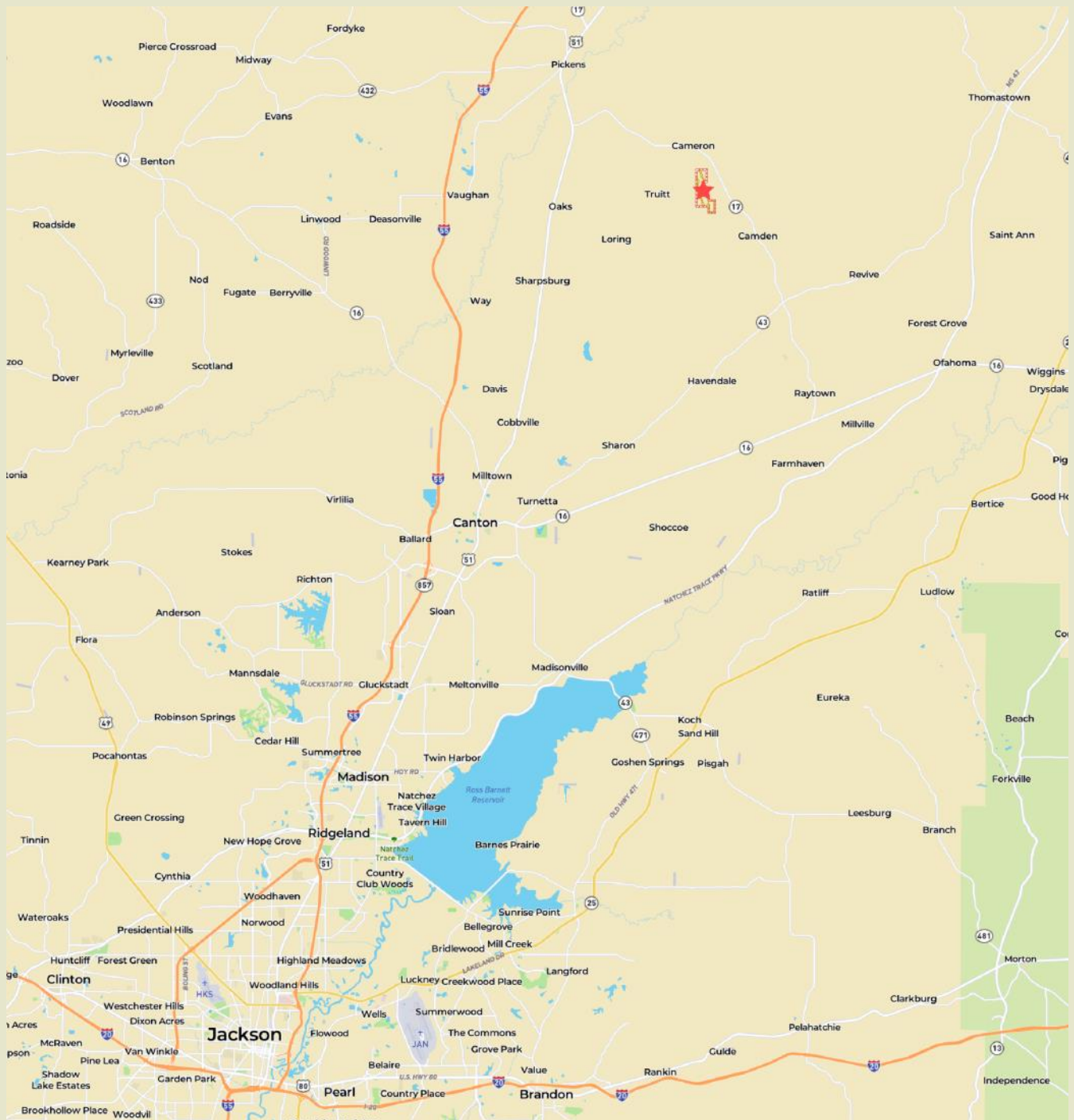
\$2350/ac. / \$1,130,00.00

Contact: J. Parker Sartain

psartain@sartainsheritage.com

601.506.2398





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