

Carthage 166.8 acres Leake County, MS

"Guiding Your Land Decisions for Over 60 Years"

FARM | TIMBER | HUNTING

**Sartain's Heritage
Properties, LLC**

601-856-2720 • www.SartainsHeritage.com

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. All Buyer's agents are required be identified on the first contact with Broker/Agents of Sartain's Heritage Properties and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation shall be at the sole discretion of the Broker and Sartain's Heritage Properties.

Spanning 166.8 acres within Sections 7 & 8, Township 10 North, Range 8 East, Leake County, MS, this expansive property presents a remarkable opportunity. Positioned merely a mile north of the Pearl River, it stands as an idyllic locale for exceptional hunting experiences in proximity to Carthage.

Boasting an impressive 1100+/- feet of frontage along Highway 16, coupled with readily available utilities, the grounds offer a prime canvas for establishing a hunting camp of your dreams.

Encompassing 26+/- acres of 24-year-old pines, complemented by a rich tapestry of hardwoods and thickets, the landscape forms a haven for thriving deer and turkey populations. The interior road network facilitates seamless exploration throughout the property, ensuring convenient access for all your outdoor pursuits.

\$1550 per acre/\$258,540

CONTACT:

J. PARKER SARTAIN

601.506.2398

psartain@sartainsheritage.com

A banner advertisement for Sartain's Heritage Properties, LLC. The banner is divided into three vertical panels. The left panel shows a green tractor with a front loader in a field. The middle panel shows a dense forest of tall, thin trees. The right panel shows a person in a green shirt and hat standing in a body of water, possibly a river or lake. The text "Guiding Your Land Decisions for Over 60 Years" is at the top. Below it are the words "FARM | TIMBER | HUNTING" in large, bold letters. In the center is a compass rose logo with the letters N, S, E, W. Below the compass rose is the text "Sartain's Heritage Properties, LLC". At the bottom is the phone number "601-856-2720" and the website "www.SartainsHeritage.com".

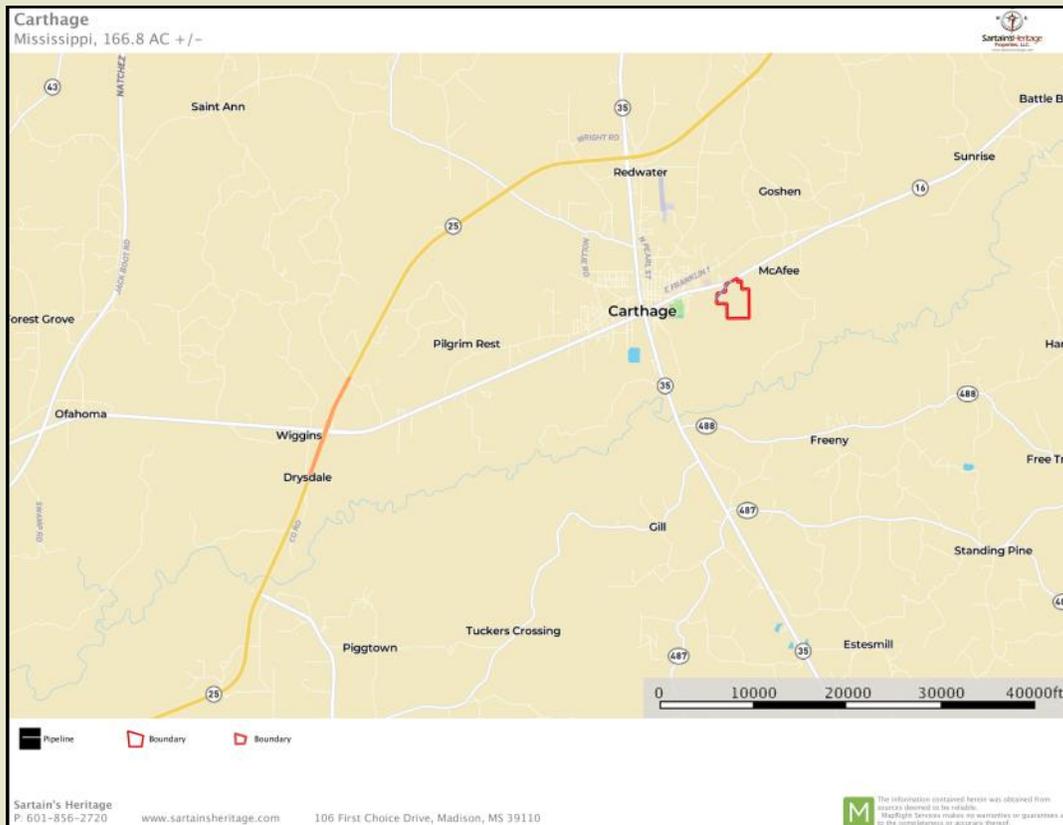
"Guiding Your Land Decisions for Over 60 Years"

FARM | TIMBER | HUNTING

Sartain's Heritage Properties, LLC

601-856-2720 • www.SartainsHeritage.com

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. All Buyer's agents are required be identified on the first contact with Broker/Agents of Sartain's Heritage Properties and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation shall be at the sole discretion of the Broker and Sartain's Heritage Properties.



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. All Buyer's agents are required be identified on the first contact with Broker/Agents of Sartain's Heritage Properties and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation shall be at the sole discretion of the Broker and Sartain's Heritage Properties.



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. All Buyer's agents are required be identified on the first contact with Broker/Agents of Sartain's Heritage Properties and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation shall be at the sole discretion of the Broker and Sartain's Heritage Properties.