

Todd Branch is 411 acres in the hills of east Monroe County, MS. Consisting of merchantable hardwood and pine timber, this tract is a good timberland investment with immediate returns available. The ridgetop interior road system allows easy travel across the tract with all roads accessing off Old Highway 6, a gravel county road. For the recreational user, the hilly topography lends itself to multiple lake/pond sites ranging from 5 to 40 acre impoundments. A staged timber harvest utilizing good wildlife management practices will improve the habitat for whitetail deer and eastern turkeys. Todd Branch, a running stream traverses the northwest corner of the property insuring a year round water source for wildlife. Don't miss this excellent mature timber and recreational investment property.

**\$2600/acre / \$1,069,640.00**

**CONTACT: J Parker Sartain 601.506.2398**

**"Guiding Your Land Decisions for Over 60 Years"**

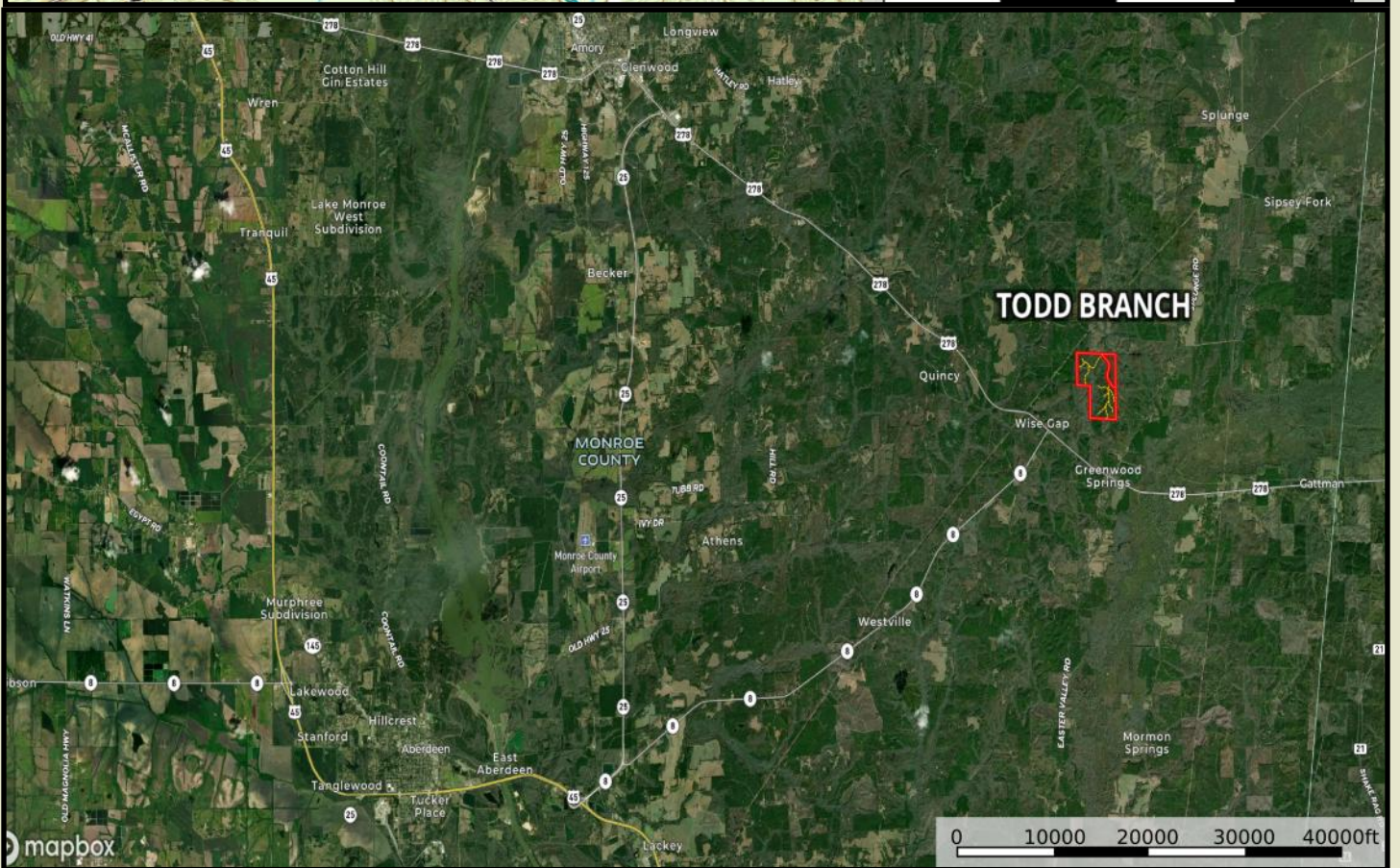
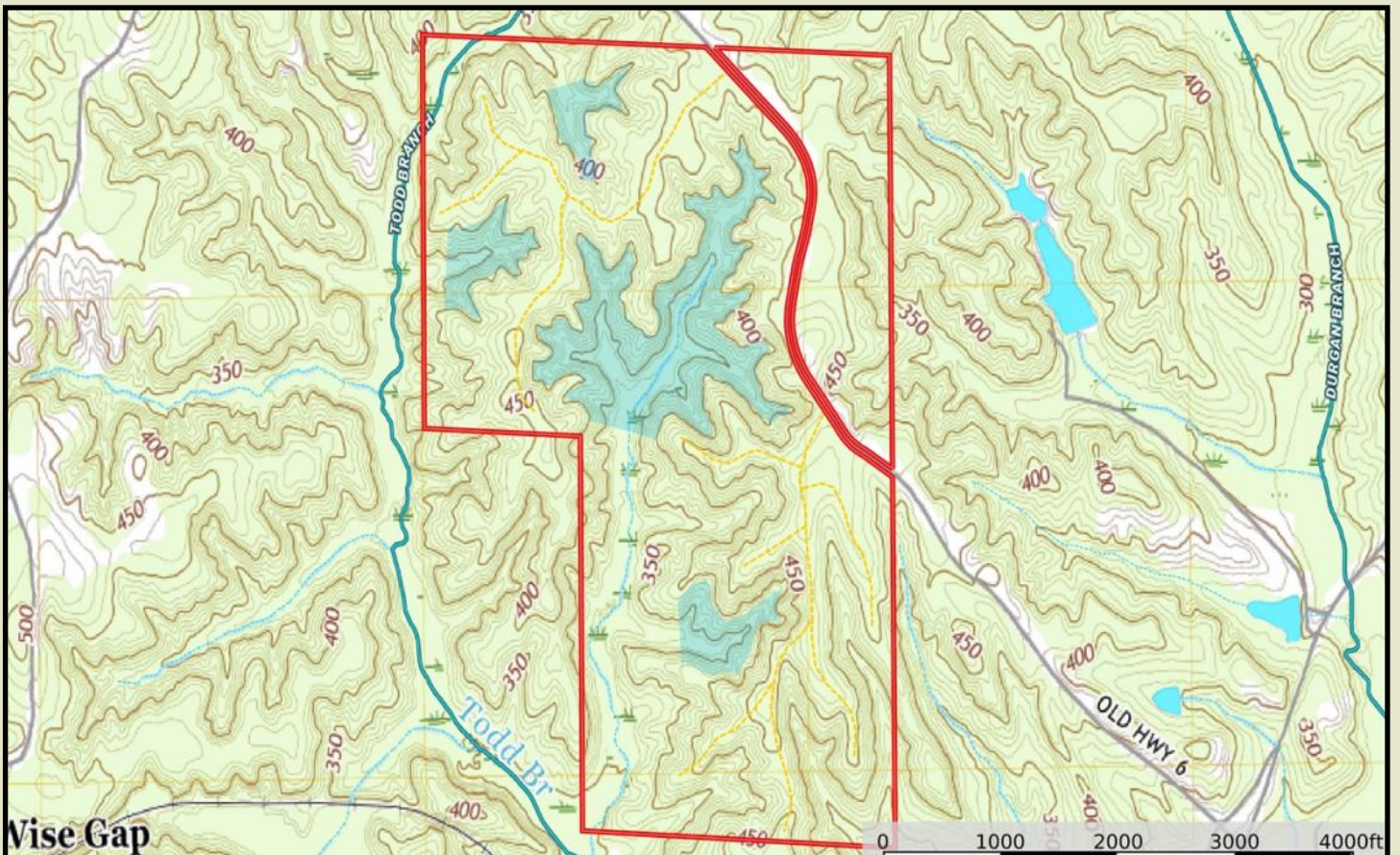
**FARM | TIMBER | HUNTING**

**Sartain's Heritage Properties, LLC**

**601-856-2720 • www.SartainsHeritage.com**

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