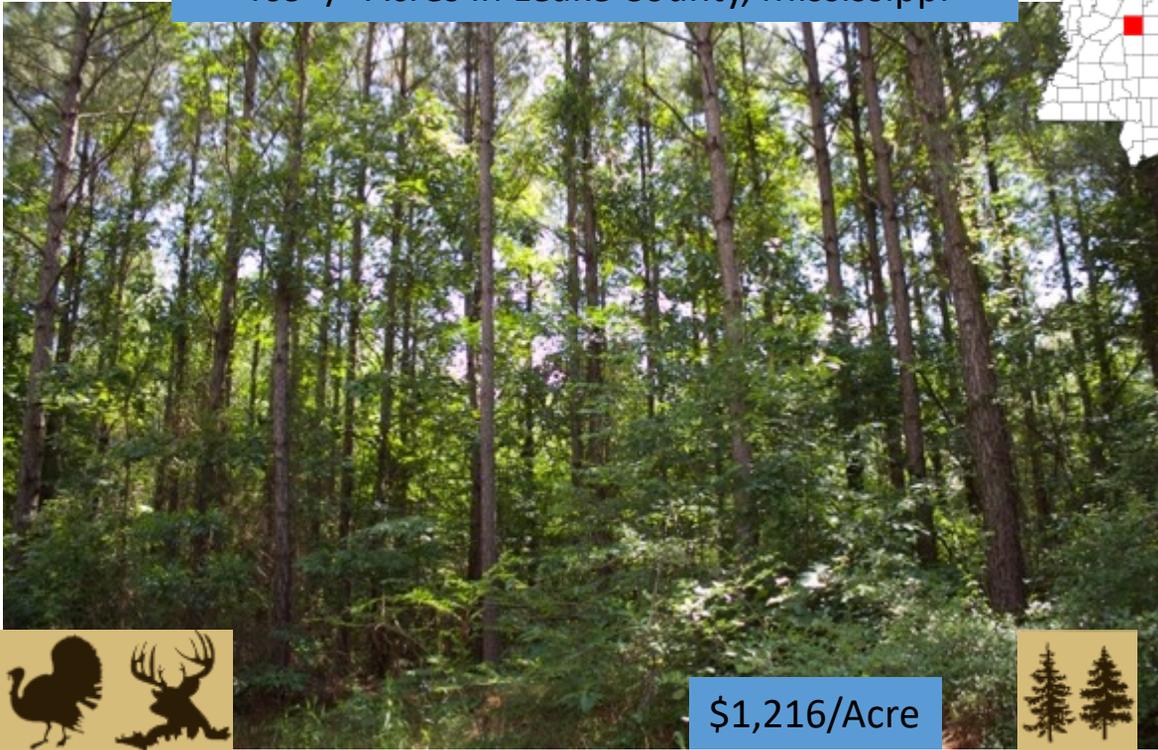


Recreational/Timber Property
469+/- Acres in Leake County, Mississippi



\$1,216/Acre

Excellent Investment Opportunity in Leake County, MS. This 469 +/- acre tract in Leake County, Mississippi would be great for anyone looking to invest in a piece of recreational property. The property has a good location, being approximately 45 miles north of Jackson. It is easily accessible by either Highway 25 or the Natchez Trace. There are approximately 230 acres of 20 year old pine timber. The remaining approximately 239 acres are either in hardwood streamside management zones or were harvested during 2018 and have now gone through two years of natural regeneration. The property features several logging roads which provide interior access. It is in a game-rich area and has multiple wildlife food plots.

Directions From Carthage, MS: From Highway 25 west of Carthage, travel Hwy 429 north for 5.9 miles and turn left (west) onto Wilders Road. Travel .7 mile and turn right onto old public road (logging road) and travel .6 mile down the dirt road (pending easement) to the north side of the property, (marked with signs).

Directions From Ridgeland, MS: From the intersection of Hwy 51 and Rice Road, travel north on Rice Road and turn left and then right to enter the Natchez Trace; Travel the Natchez Trace (north) for 38 miles and turn right onto Red Dog Road, travel 2.1 miles and turn left onto St. Anne Road, travel north 3.1 miles to the western boundary of the property (marked with signs).



call me today!

MICHAEL HALFACRE, MS REGISTERED FORESTER, ASSOC. BROKER

MHalfacre@TomSmithLand.com

662.268.6333 office | 662.242.4220 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

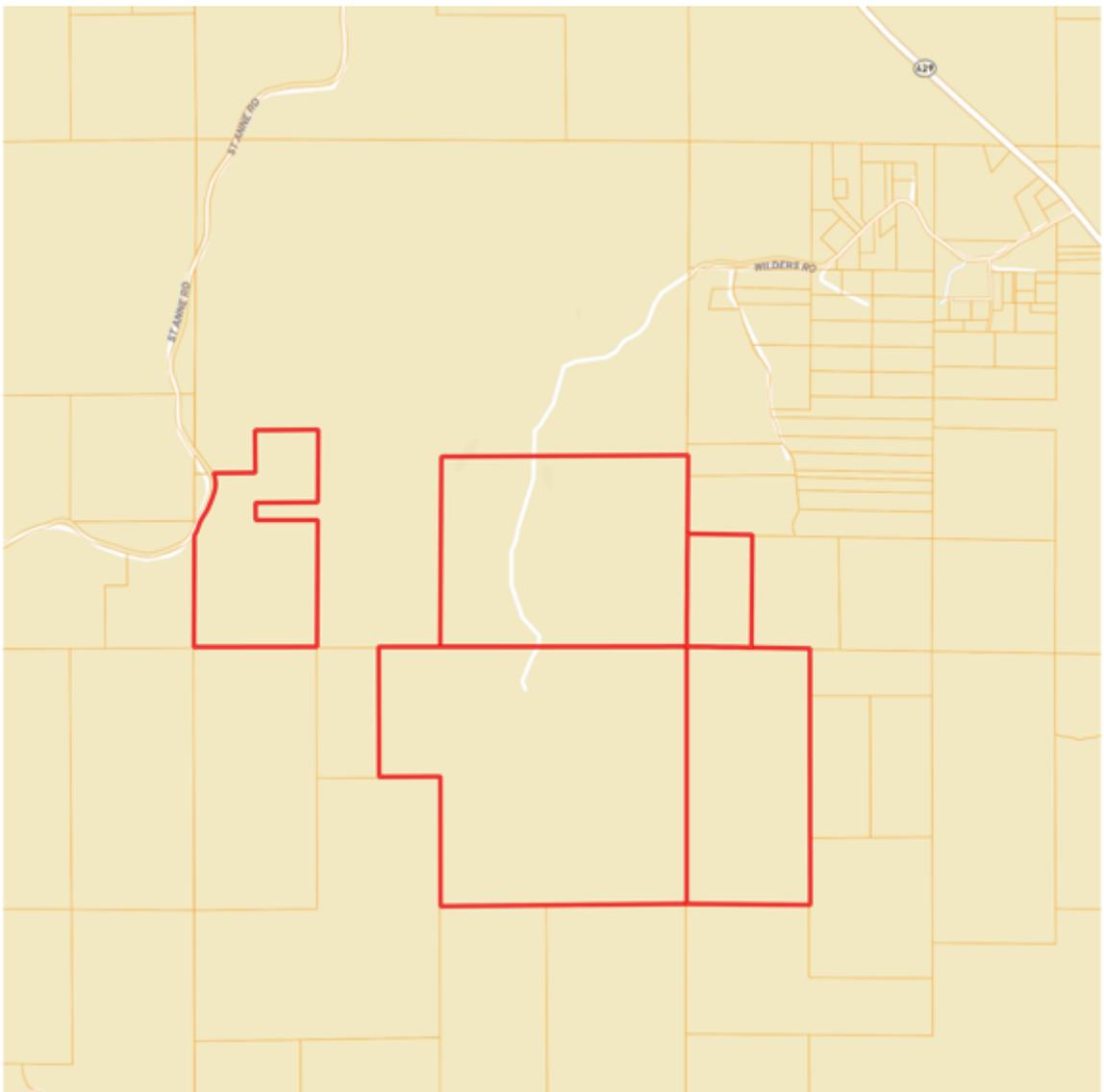


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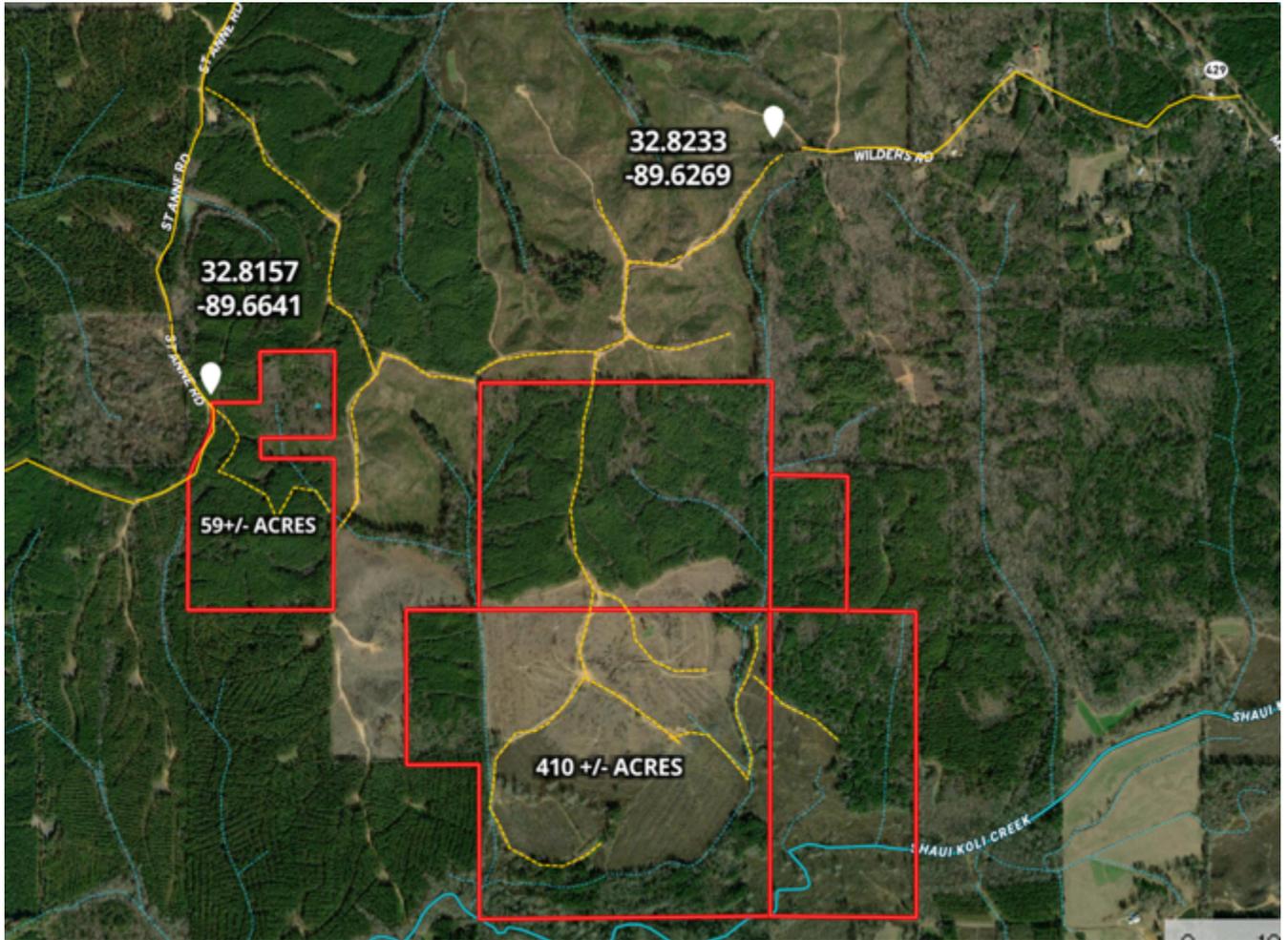


Ownership Map



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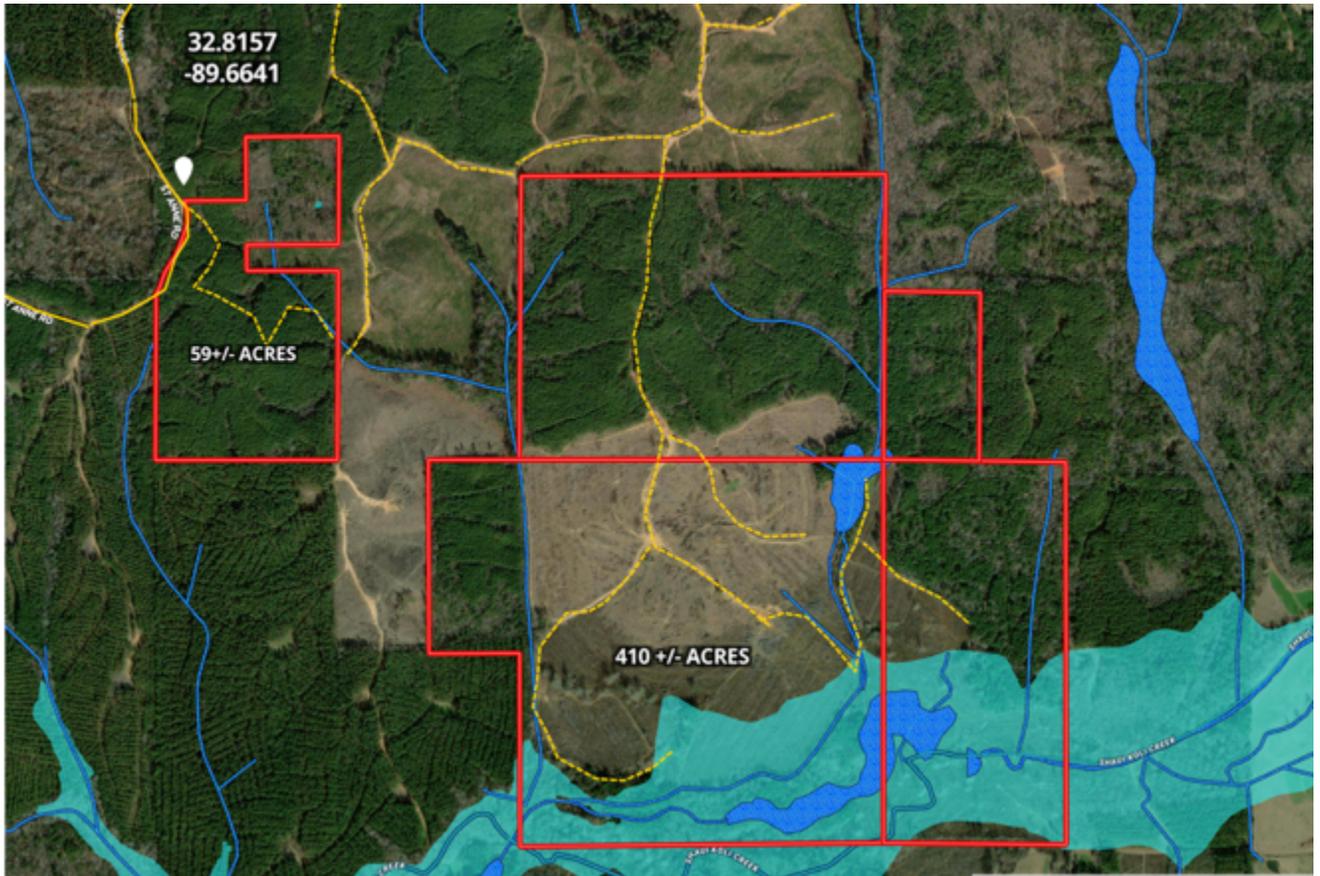


Aerial Map



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Flood Map



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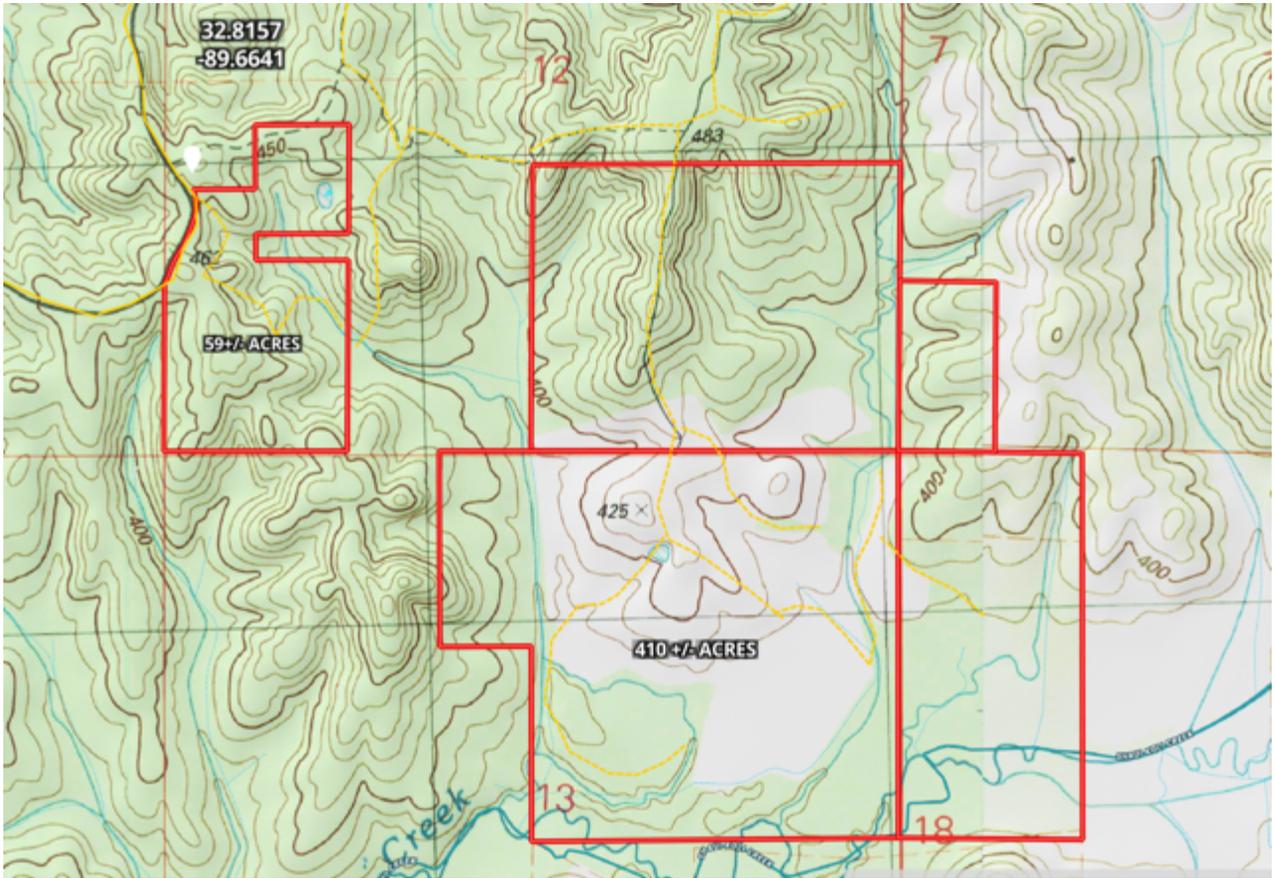
MHalfacre@TomSmithLand.com

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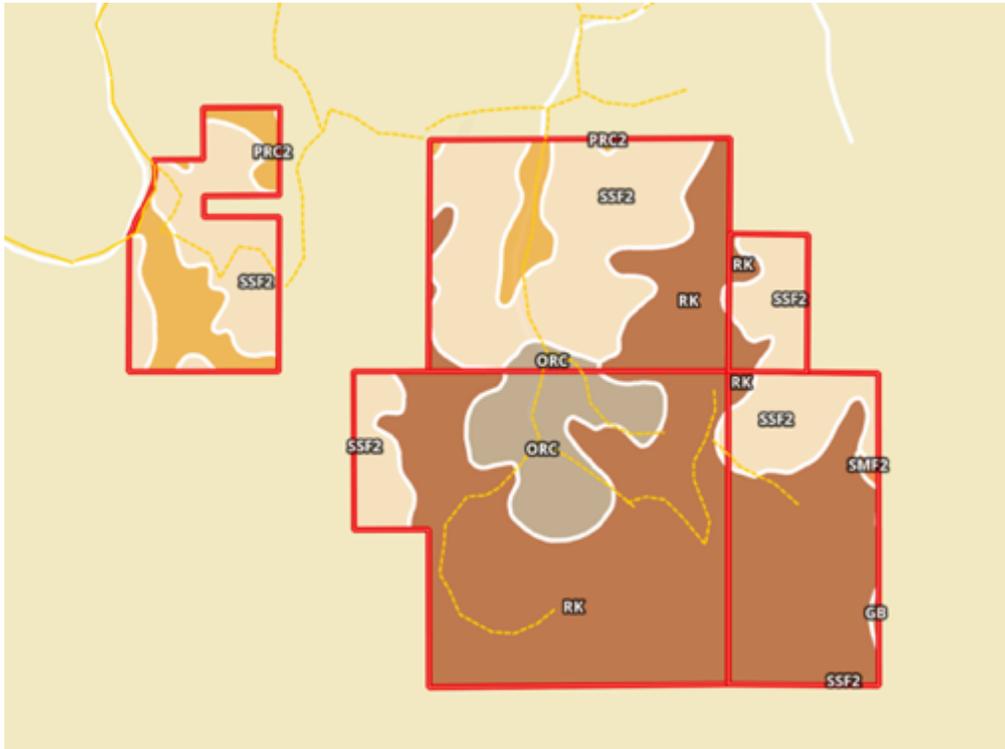


Topo Map



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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Gb	Gillsburg silt loam, occasionally flooded	0.7	0.14	2w
SmF2	Smithdale fine sandy loam, 15 to 35 percent slopes, eroded	0.8	0.17	7e
SsF2	Smithdale-Sweatman complex, 15 to 35 percent slopes, eroded	159.7	34.0	7e
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	33.3	7.08	3e
RK	Rosebloom and Arkabutla soils, frequently flooded	236.2	50.29	5w
OrC	Ora fine sandy loam, 5 to 8 percent slopes, eroded	39.1	8.32	3e
TOTALS		469.6	100%	5.37

Soil Map and Description

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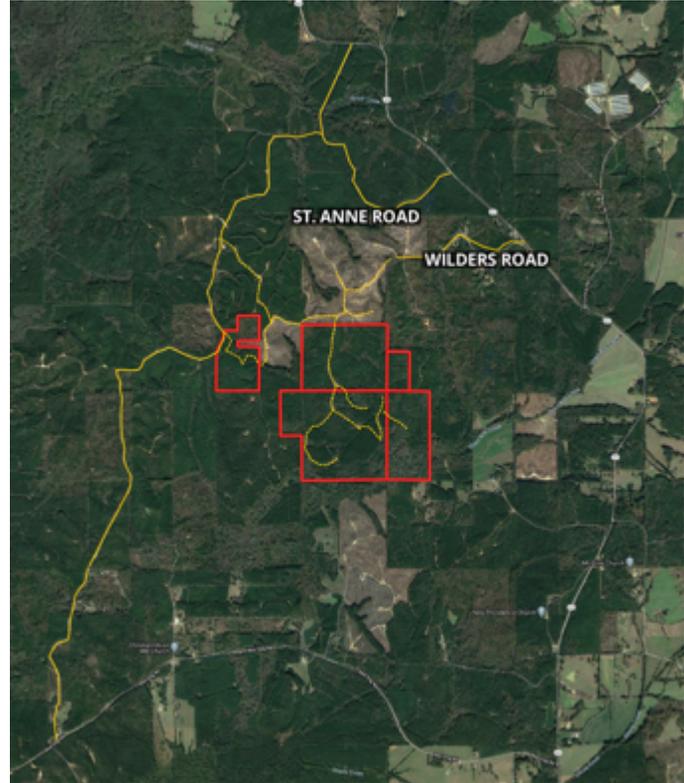
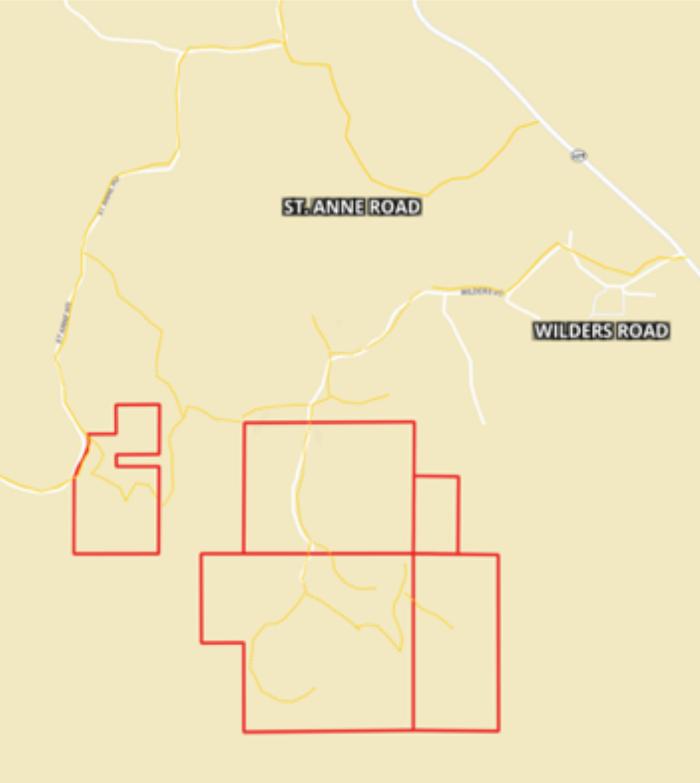


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Directional Maps



Directions From Carthage, MS: From Highway 25 west of Carthage, travel Hwy 429 north for 5.9 miles and turn left (west) onto Wilders Road. Travel .7 mile and turn right onto old public road (logging road) and travel .6 mile down the dirt road (pending easement) to the north side of the property, (marked with signs).

Directions From Ridgeland, MS: Travel the Natchez Trace (north) for 45 miles and turn right onto Hwy 429, travel 2.3 miles and turn right onto St. Anne Road; Travel 4.5 miles to the western boundary of the property (on the left and marked with signs).



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