

TIMBER INVESTMENT & RECREATIONAL PROPERTY

330± ACRES IN SCOTT COUNTY, MS



\$945,000

- 330± ACRES IN SCOTT COUNTY, MS
- ROAD FRONTAGE ON HWY 13 AND DOC CLARK RD.
- 200± ACRES 22 YEAR OLD PINE TIMBER
- 40± ACRES MATURE HARDWOODS
- 40± ACRES OF 3 YEAR OLD PLANTED PINES
- 30± ACRES OF 12 YEAR OLD PINES IN NEED OF THINNING
- TWO CREEKS WITH POTENTIAL TO HOLD DUCKS
- 3 PONDS
- 3 ESTABLISHED FOOD PLOTS
- ESTABLISHED ROAD SYSTEM
- STORAGE BUILDING
- MULTIPLE HOME OR CAMP SITES TO CHOOSE FROM
- ABUNDANT WITH DEER AND TURKEY



Call The Land Man Today!

Tom Smith, ALC®, BROKER
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601.454.9397 cell | 601.898.2772 office



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



THIS SCOTT COUNTY TRACT IS ONE THAT YOU NEED TO SEE! LOCATED JUST MINUTES FROM MORTON, MS, THIS TRACT FRONTS MS HIGHWAY 13 AND DOC CLARK ROAD. THE PROPERTY COMPRISES APPROXIMATELY 200+/- ACRES OF 22+ YEAR OLD PINE TIMBER THAT IS IN EXCELLENT SHAPE AND HAS BEEN PROFESSIONALLY MANAGED. THIS STAND HAS BEEN THINNED ONCE AND IS READY FOR ITS SECOND THINNING. THE TIMBER IN THIS STAND IS ALL CHIP AND SAW. THERE ARE 40+/- ACRES OF MATURE HARDWOODS LOCATED TO THE NORTHEAST, WHICH OVERLOOKS 40+/- ACRES OF 3-YEAR-OLD PLANTED PINE THAT IS THE PERFECT REFUGE FOR YOUR DEER HERD. THERE ARE 30+/- ACRES OF 12 YEAR OLD PLANTATION PINE THAT NEEDS THINNING NOW! THERE ARE TWO CREEKS (BUCK CREEK) ON THE PROPERTY, WITH CYPRESS TREES SCATTERED ALONG BOTH SIDES. FOR YOU,

DUCK HUNTERS, A 10+/- ACRE SLOUGH (COFFEE BOGUE) HAS A GREAT HISTORY OF HOLDING DUCKS! THERE ARE THREE ESTABLISHED FOOD PLOTS, AND THE ROAD SYSTEM IS EXCELLENT THROUGHOUT THE PROPERTY. THE PROPERTY ALSO CONSISTS OF THREE PONDS, A STORAGE BUILDING, AND SEVERAL HOMESITES TO CHOOSE FROM FRONTING HIGHWAY 13. THIS AREA COULD ALSO BE USED FOR A COMMERCIAL BUSINESS, AS THERE ARE CURRENTLY NO ZONING RESTRICTIONS IN SCOTT COUNTY. THIS PROPERTY HAS BEEN TAKEN CARE OF AND MAINTAINED BY A FAMILY FRIEND WHO HAS A KEEN KNOWLEDGE OF GAME MANAGEMENT AND CAN ASSURE YOU OF THE QUALITY AND QUANTITY OF THE HEARD. THE PROPERTY IS ABUNDANT WITH DEER AND TURKEY! YOU WILL FIND THAT THIS TRACT CHECKS ALL THE BOXES FOR THE RECREATIONAL HUNTER AND THE TIMBER INVESTOR WHO IS LOOKING FOR AN EXCELLENT RETURN ON THEIR 10+ YEAR INVESTMENT. IF YOU'RE LOOKING FOR THE PERFECT CABIN OR LODGE SITE, THERE ARE MANY TO CHOOSE FROM! WATER AND POWER ARE ON SITE! THIS PROPERTY IS EXTREMELY DIVERSE AND ONE THAT YOU NEED TO SEE BEFORE YOU CHECK IT OFF THE LIST! CALL TOM TODAY!



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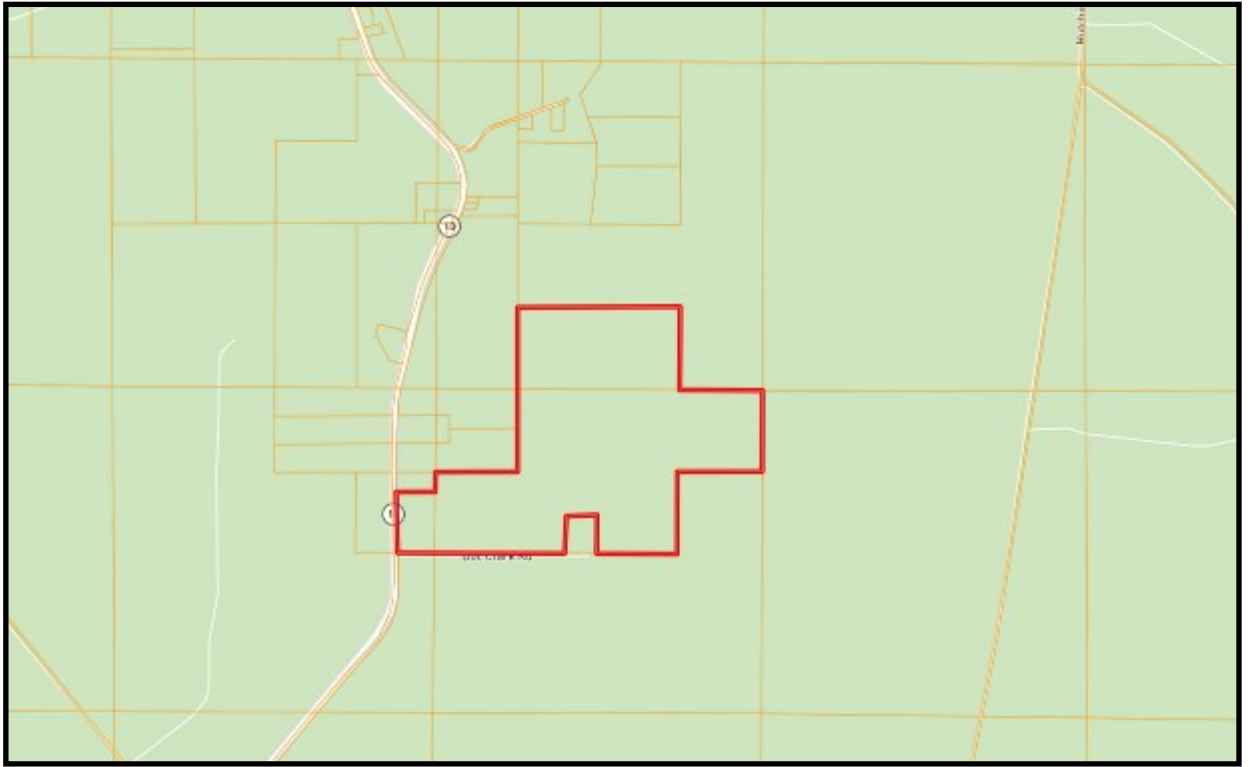
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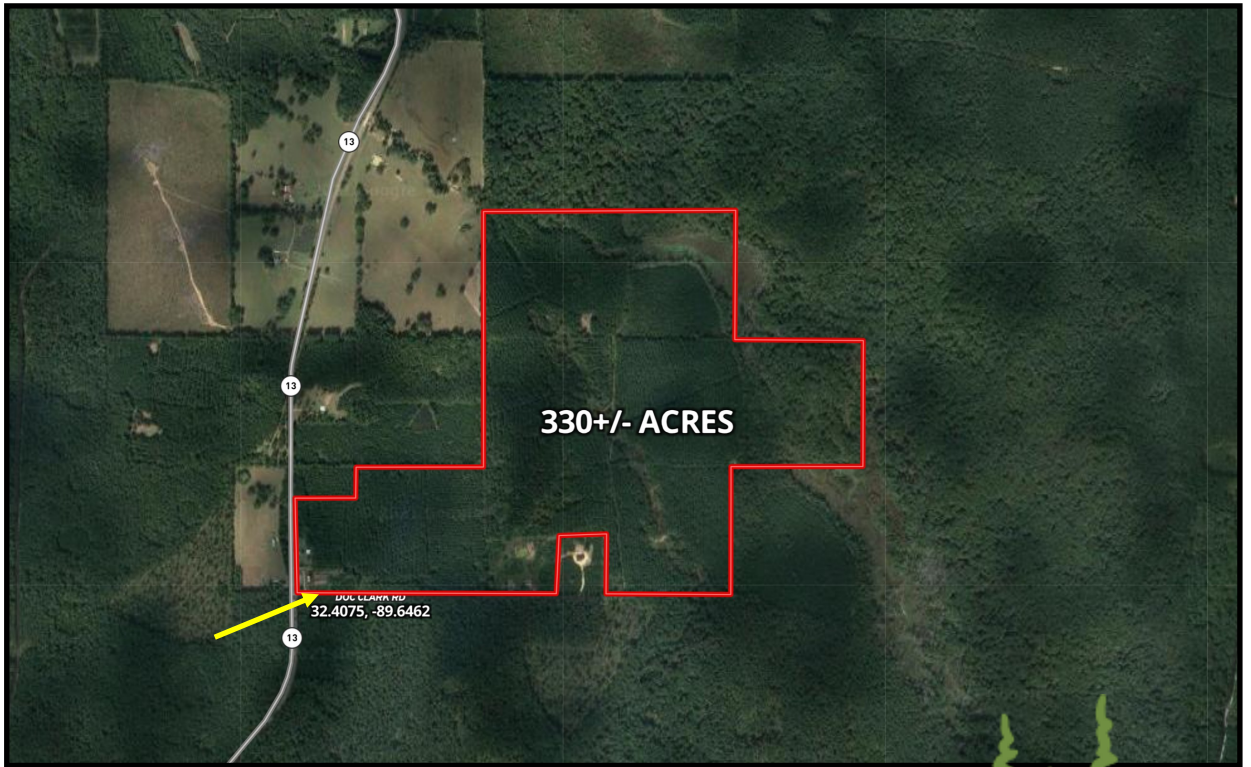
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**OWNERSHIP
MAP**



**AERIAL
MAP**



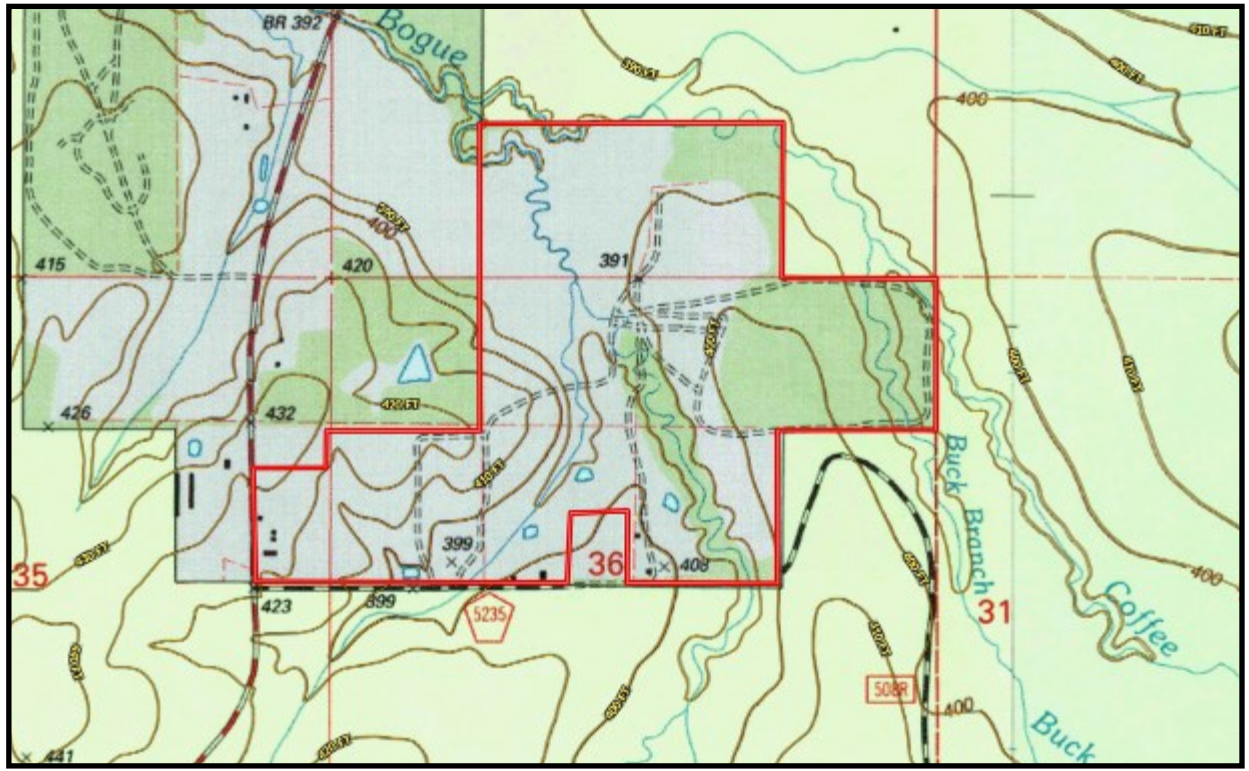
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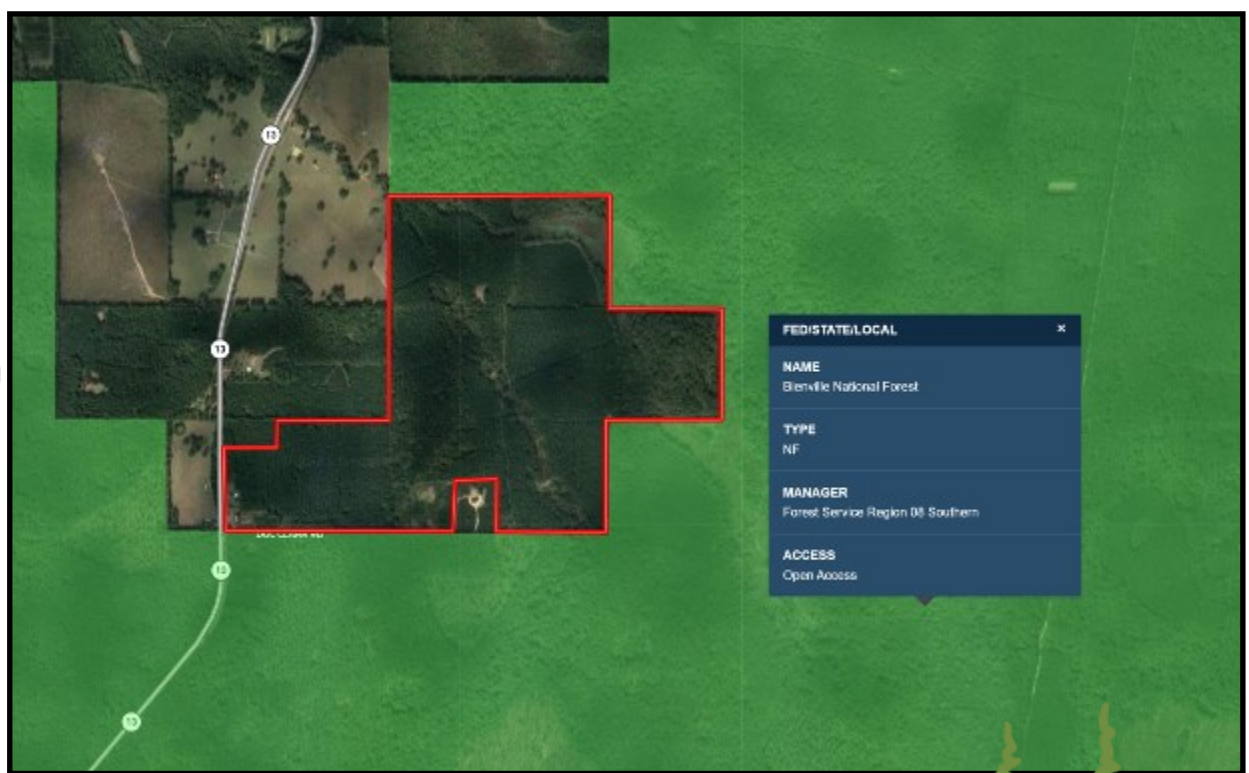
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TOPO MAP



BIENVILLE FOREST



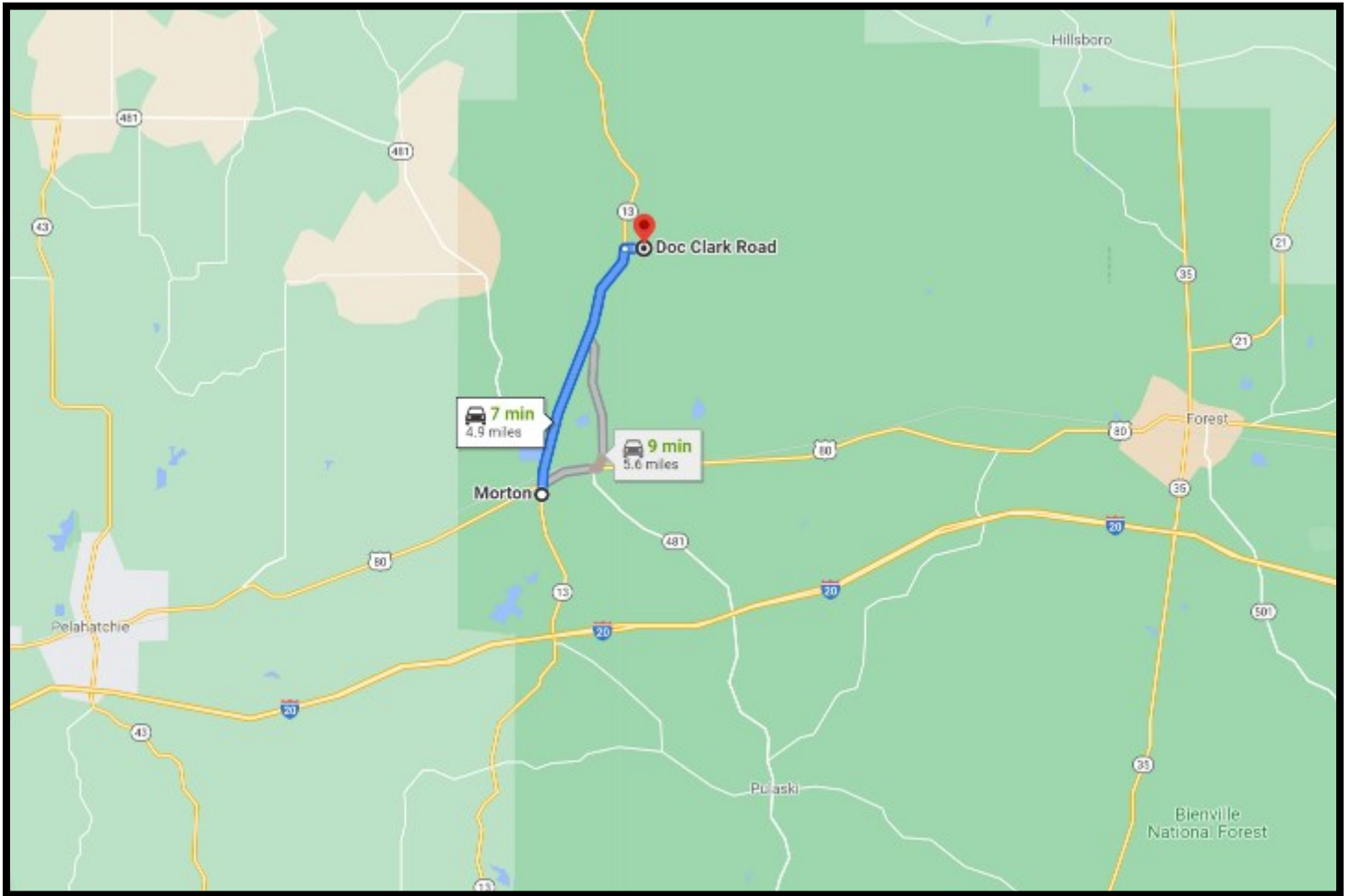
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DIRECTIONAL MAP



DIRECTIONS FROM THE INTERSECTION OF HWY 80 AND HWY 13 IN MORTON, MS: Travel Hwy 13 North for 4.6 miles. Turn right on Doc Clark Road. The property will be on your left. [GOOGLE MAP LINK](#)



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