

Recreational Timberland

35.13± Acres

Marion County, MS



\$1,995/Acre

Directions from Columbia, MS: Travel north on MS-13/Main Street toward Church Street for 8 miles. Turn left onto River Bend Road and travel for 1.5 miles. Turn right on Willoughby Road and travel for .8 miles. Take a slight left onto Rogers Road and continue for 0.3 miles. Turn right at the 1st cross street onto River Bend Road and continue for .7 miles. The property is located on the right.



Call me today!

MICHAEL OSWALT, ASSOCIATE BROKER®

Michael@TomSmithLand.com

601.898.2772 **office** | 662.719.3967 **cell**

Licensed in MS, AR & MO



Expect More. Get More.



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Information is believed to be accurate but not guaranteed.

Welcome to your new recreational timberland investment in Marion County, MS! This 35.13+/- acre property is currently timbered with 2008 planted pine. A food plot lies along the northeast corner of the property. At the present time, there is one road in and one road out. Right now, the property is in oil & gas production with the current owner retaining all mineral rights. The access is currently along the northwest corner along the east side of River Bend Road. However, the property boasts over 1250 feet of paved frontage along the north side of MS 44 as well. The location is convenient being just under 10 miles northwest of Columbia. If you have been looking for a timber investment with hunting opportunities, call Michael Oswalt today. Deer stand and feeder to be removed. 2019 Taxes \$121.12



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Aerial Map



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Click [HERE](#) for an Interactive Map



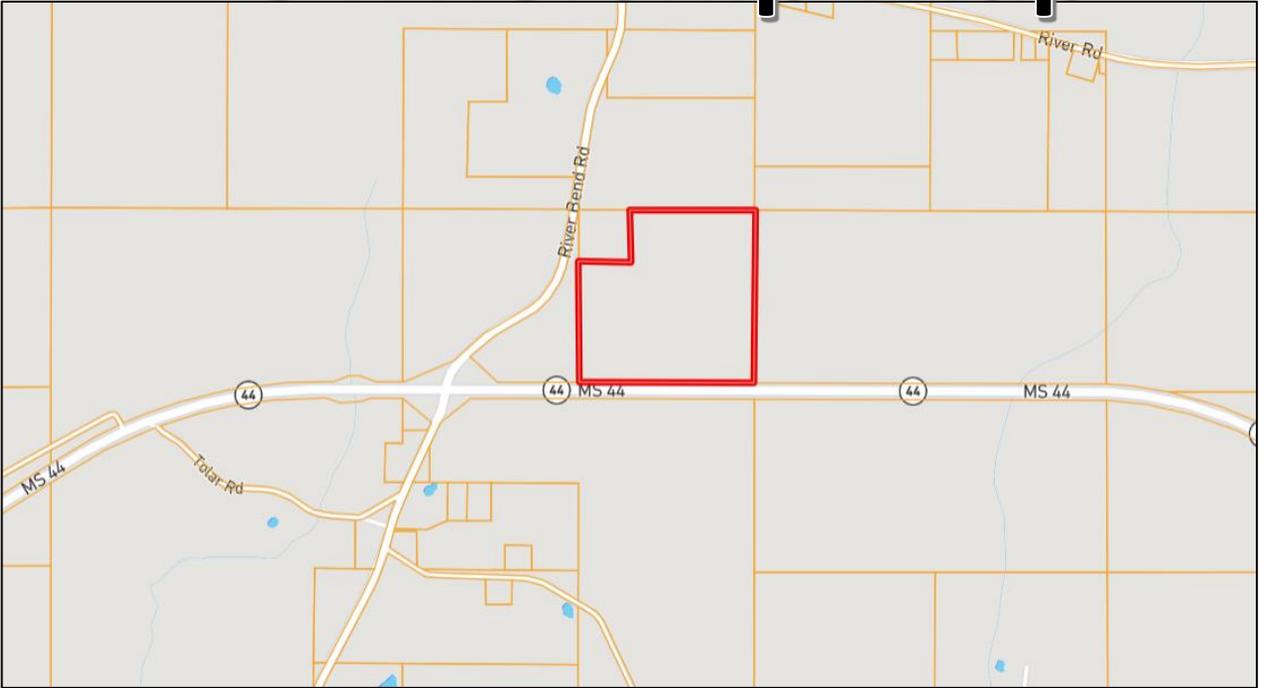
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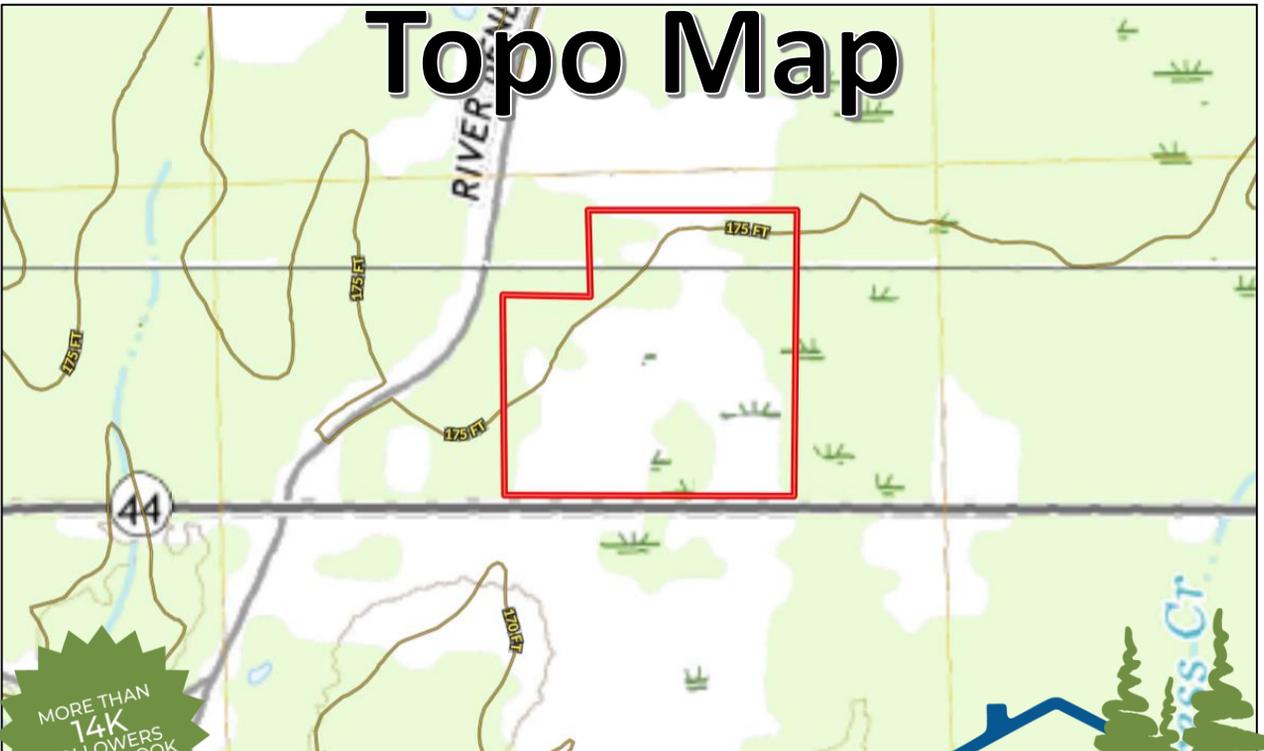
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Ownership Map



Topo Map



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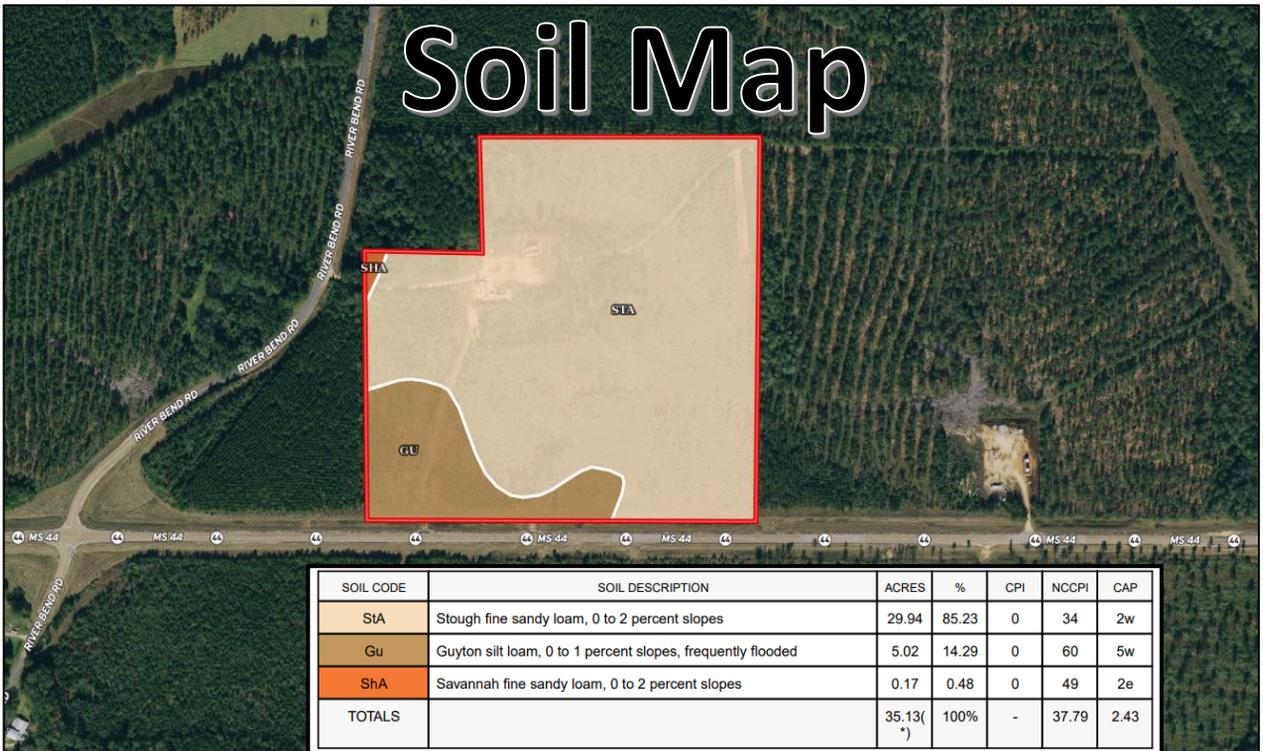
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Flood Map



Soil Map



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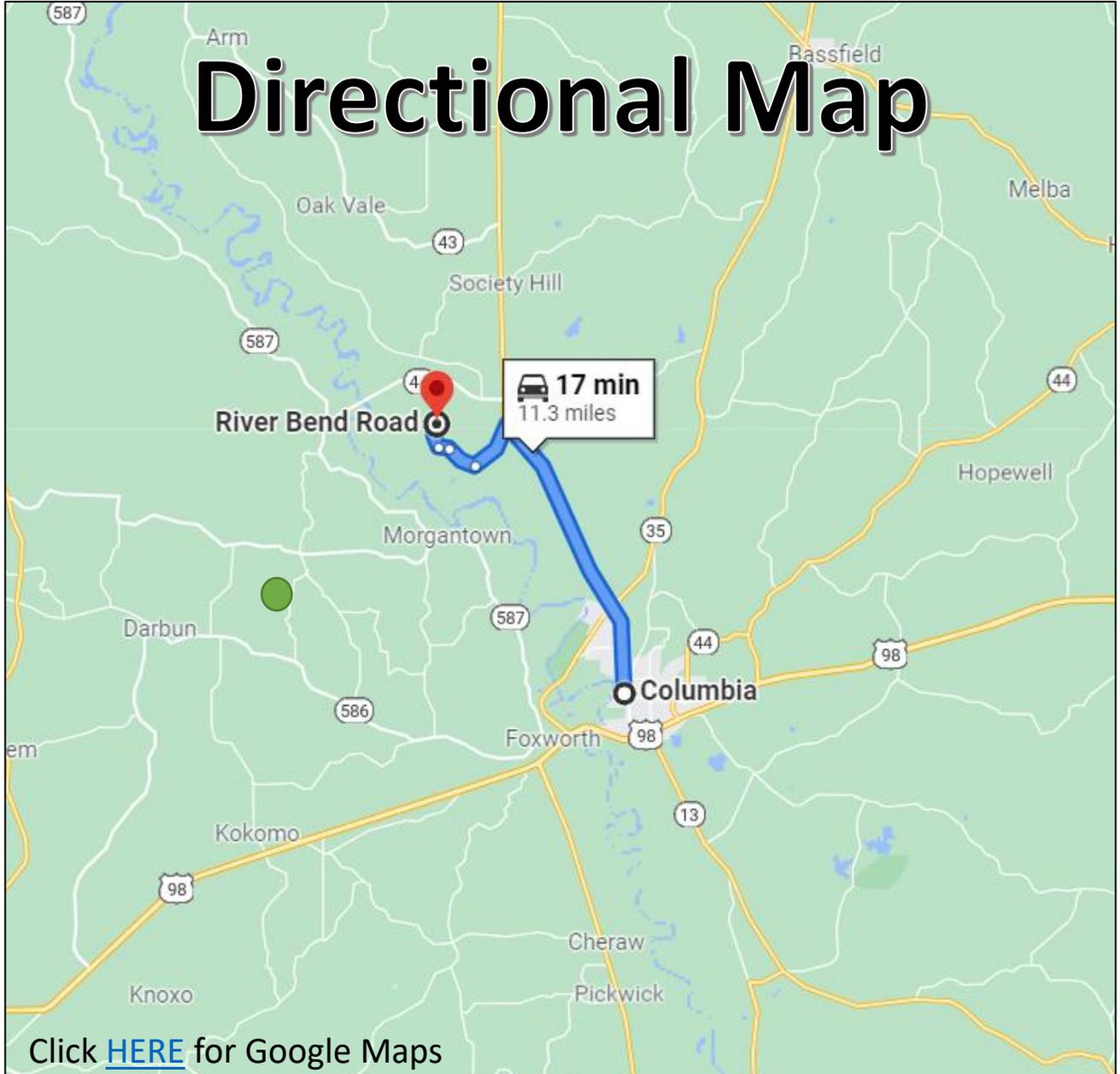
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Directional Map



Click [HERE](#) for Google Maps

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