

Recreational Timberland

51.80± Acres

Marion County, MS



\$2,495/Acre

Directions from Columbia, MS: Travel north on MS-13/Main St toward Church Street for 8.7 miles. Turn left onto MS-44 and travel for 2.5 miles; the property will be located on the left.



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Call me today!

MICHAEL OSWALT, ASSOCIATE BROKER®

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Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Welcome to your new recreational timberland investment with residential opportunities in Marion County, MS! This 51.80+/- acre property is currently timbered with 2008 natural regeneration pine. This one is in raw form with no roads or trails in place. Get ready to make it your own just let it continue to grow. The property boasts over 2000 feet of paved frontage along the south side of MS 44 so finding your new entrance and starting a road system shouldn't be too hard. There is also a little over 100 frontage feet along the north side of Tolar Road. This tract could make a great country home site with some clearing. The location is convenient being just under 10 miles northwest of Columbia. If you have been looking for raw property with great possibilities, call Michael Oswalt today. 2019 Taxes \$178.60



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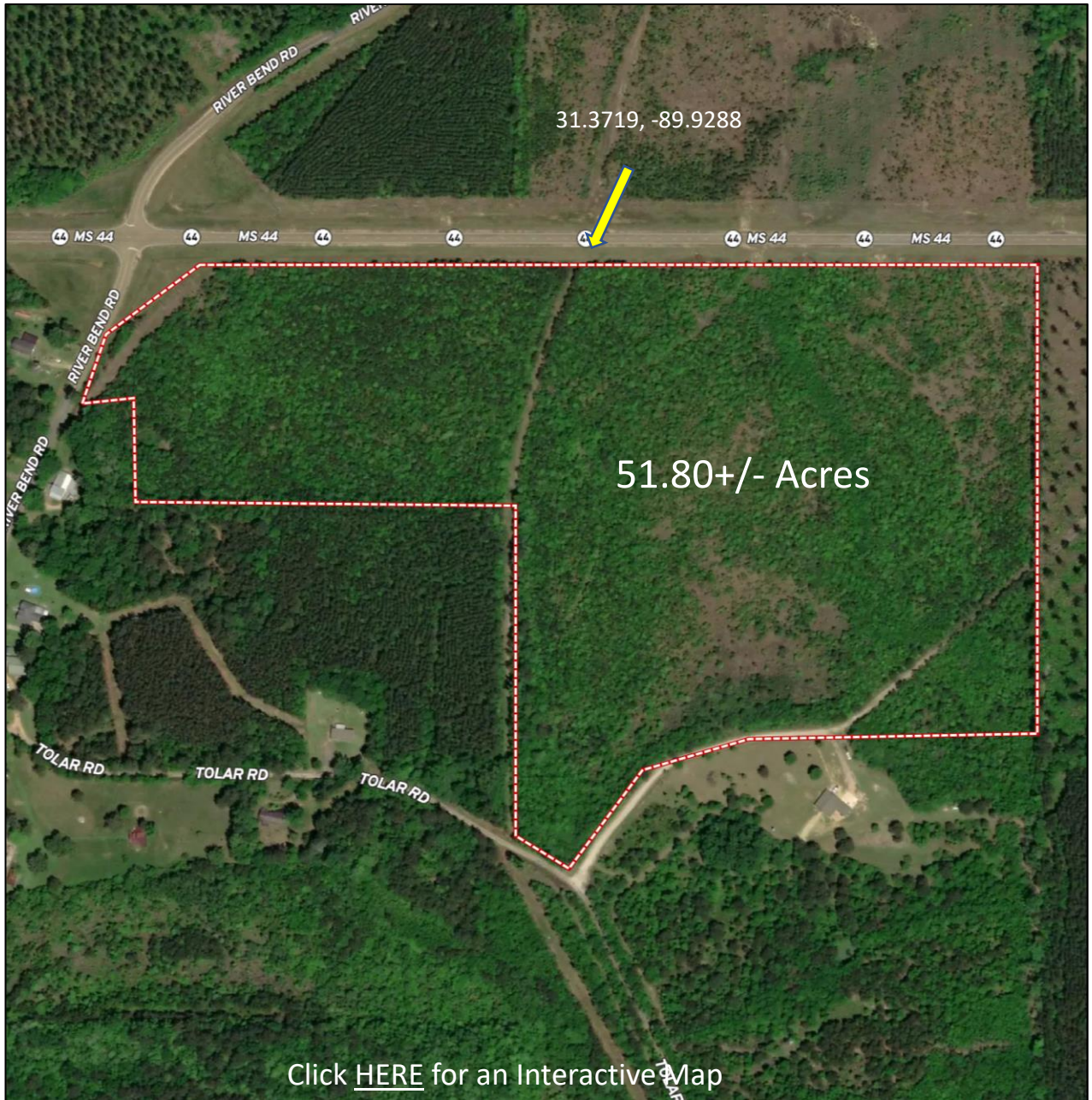
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Aerial Map



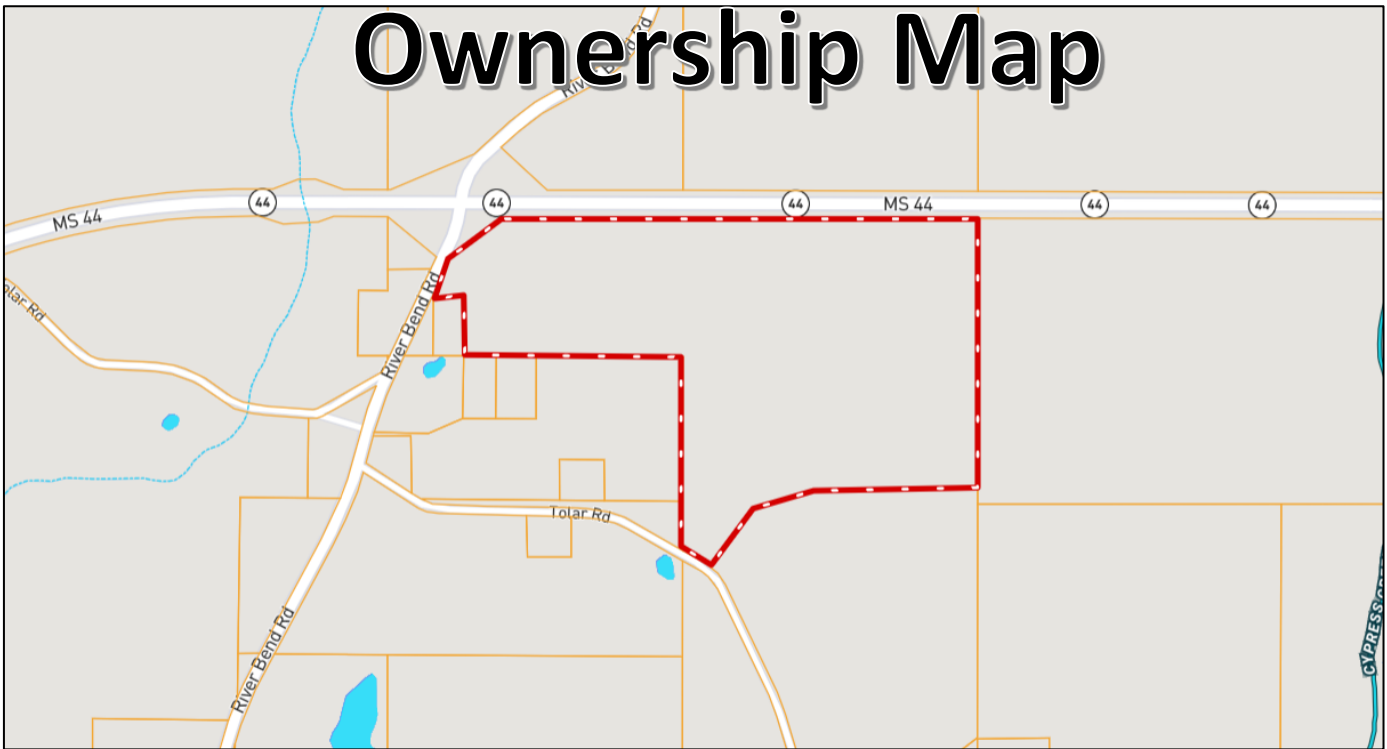
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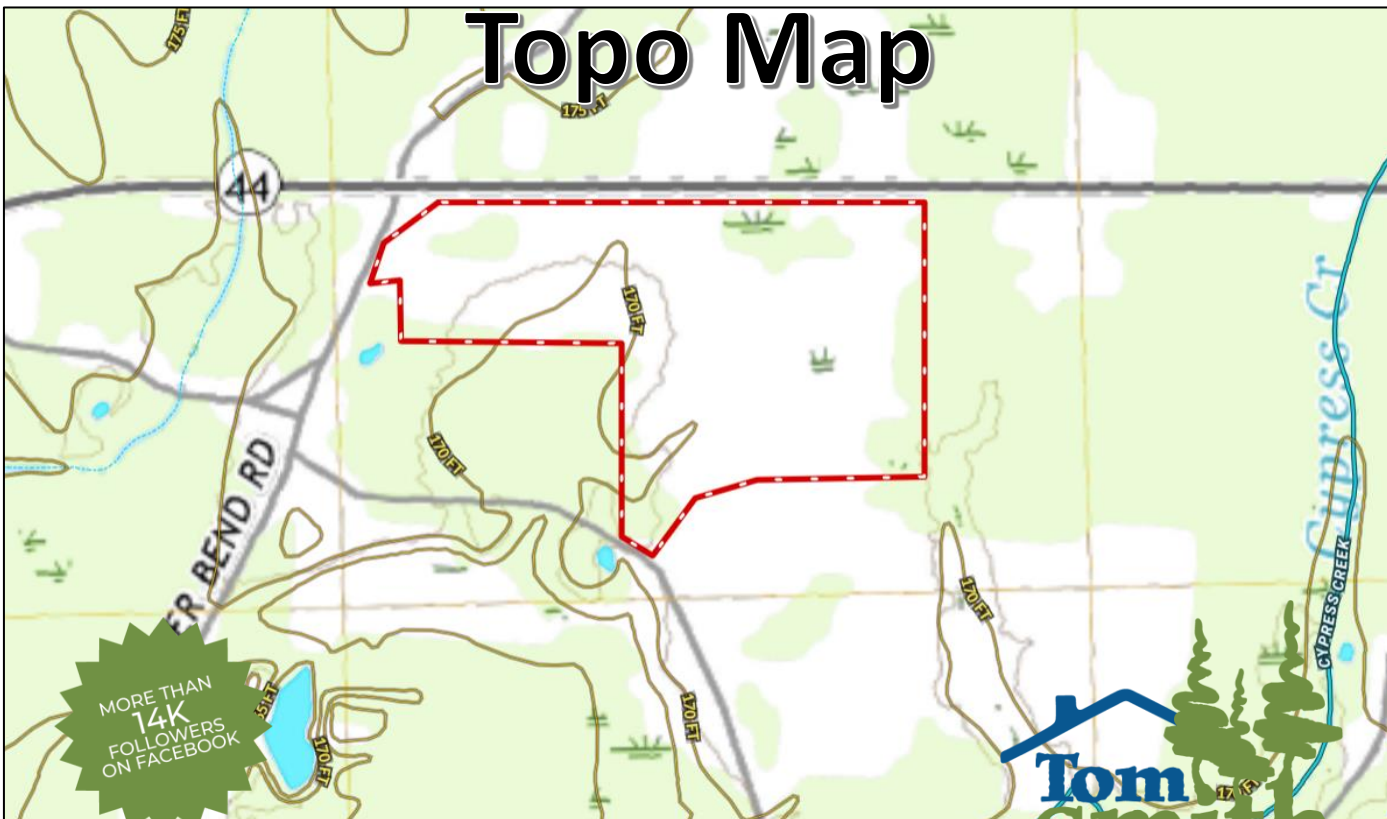
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Ownership Map



Topo Map



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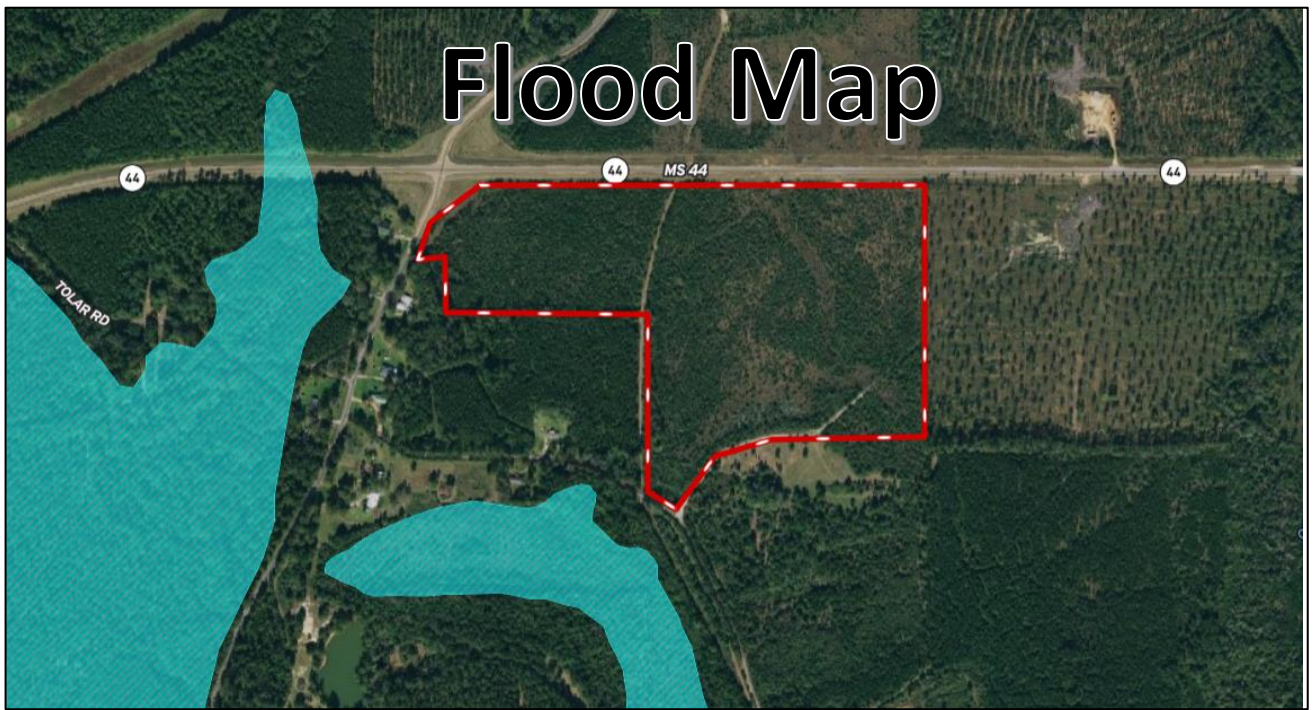
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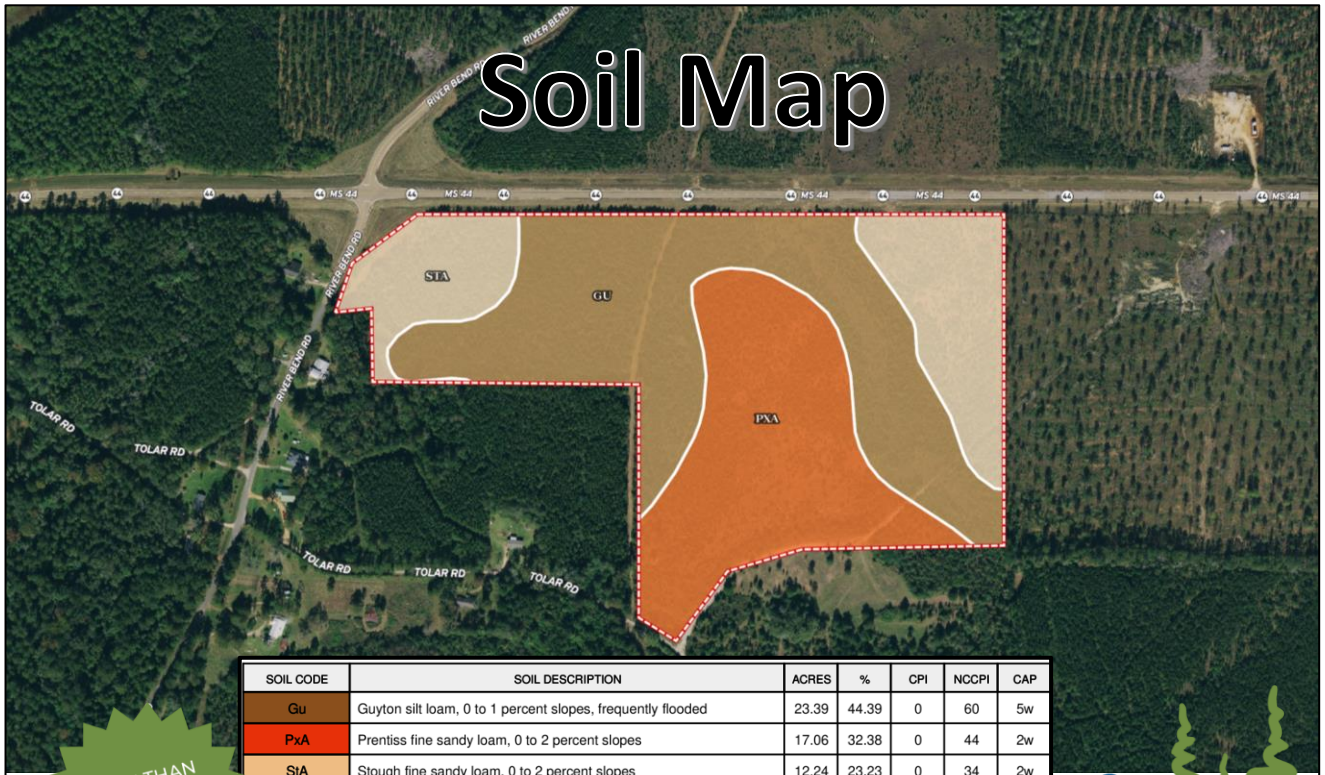
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Flood Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gu	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	23.39	44.39	0	60	5w
PxA	Prentiss fine sandy loam, 0 to 2 percent slopes	17.06	32.38	0	44	2w
StA	Stough fine sandy loam, 0 to 2 percent slopes	12.24	23.23	0	34	2w
TOTALS		52.69	100%	-	48.78	3.33

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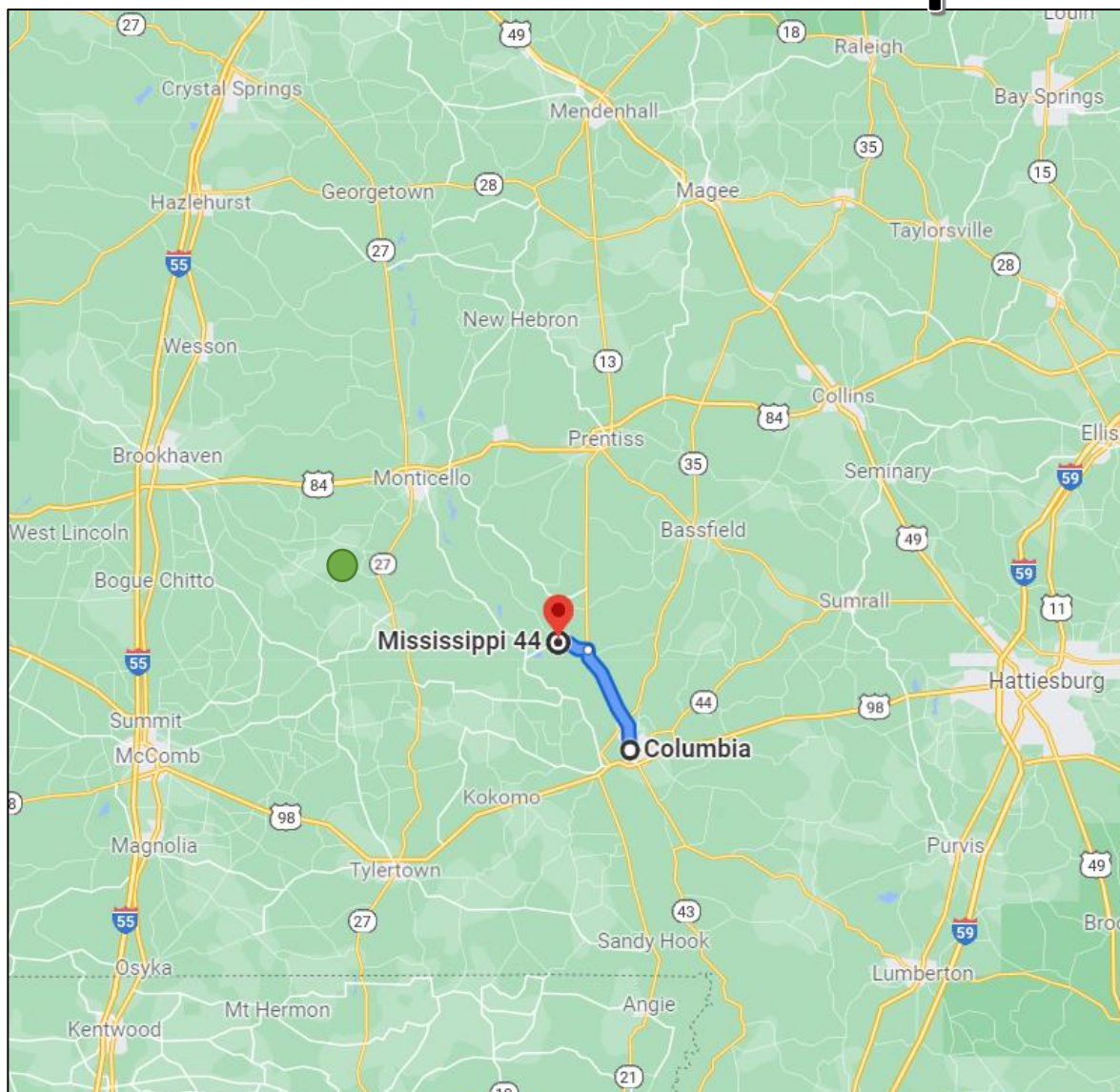
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Directional Map



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