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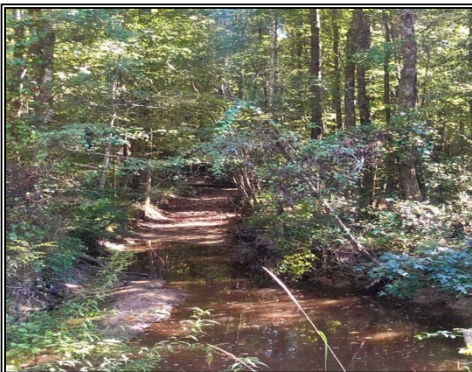
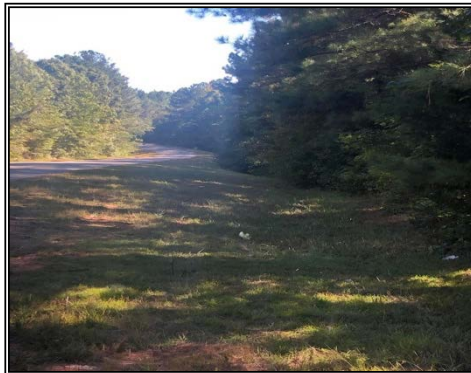
**SOUTHERN
STATES REALTY**



142 acres, timberland, investment, recreational, hunting property for sale in Choctaw County, MS. Two separate parcels, one is 81 acres and the other is 61 acres. Both parcels have rolling to flat topography. Paved county road frontage on the 81 acre parcel. It is also split by Stevenson-Kerr Rd, allowing for the potential to subdivide easily. Gravel county road at the 61 acre parcel. Utilities available at both properties. Small streams running through both parcels. The 61 acres also has small pond. Both properties have a good system of internal ATV roads. Immediate timber return potential. Timber on these parcels is 25+ years old and consist of good quality and stocking of mostly pine with scattered hardwood sawtimber and pulpwood. Some of the timber is mature and ready for final harvest, while other stands are ready for thinning. Abundant deer and turkey in this area!

Fentress-Panhandle Rd, McCool, MS

33.117300, -89.271536 GPS



\$347,900

**142 Acres
MLS #22-2022
UC #23042-22202**

