



80+/- Acre Timber Investment Property Clarke and Jasper Counties, MS



\$168,000

County Road 1151 Vossburg, MS 39366

Are you looking for an investment opportunity that combines both financial return and recreational benefits? Look no further than this 80+/- acre property located on the Clarke/Jasper County line just southeast of Vossburg, MS. Planted in 2010 with 2nd generation-improved loblolly pine, this tract of land is ideally suited for growing timber, with a thinning needed in about five years give or take. The pines were sprayed last October, ensuring they remain healthy and strong for years. Additionally, the property boasts an excellent internal road system and numerous ATV trails, making it an ideal hunting camp for the owner and family. This property offers unique potential for both income generation and outdoor recreational activities. Don't miss out on this opportunity!

Directions from I-59 at Vossburg, MS: Take exit 118 towards CR 35 and travel 4.5 miles to US Highway 11. Take CR 115 east to Clarke County line, turn right on CR 1115 and go 1/4 mile to the entrance at the North property line.



DALE WILDS
REALTOR®

O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com



Expect More. Get More.



DAVID BELDEN
ALC®, REALTOR®

O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





DALE WILDS
REALTOR®

O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com



DAVID BELDEN
ALC®, REALTOR®

O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





DALE WILDS
REALTOR®

O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com



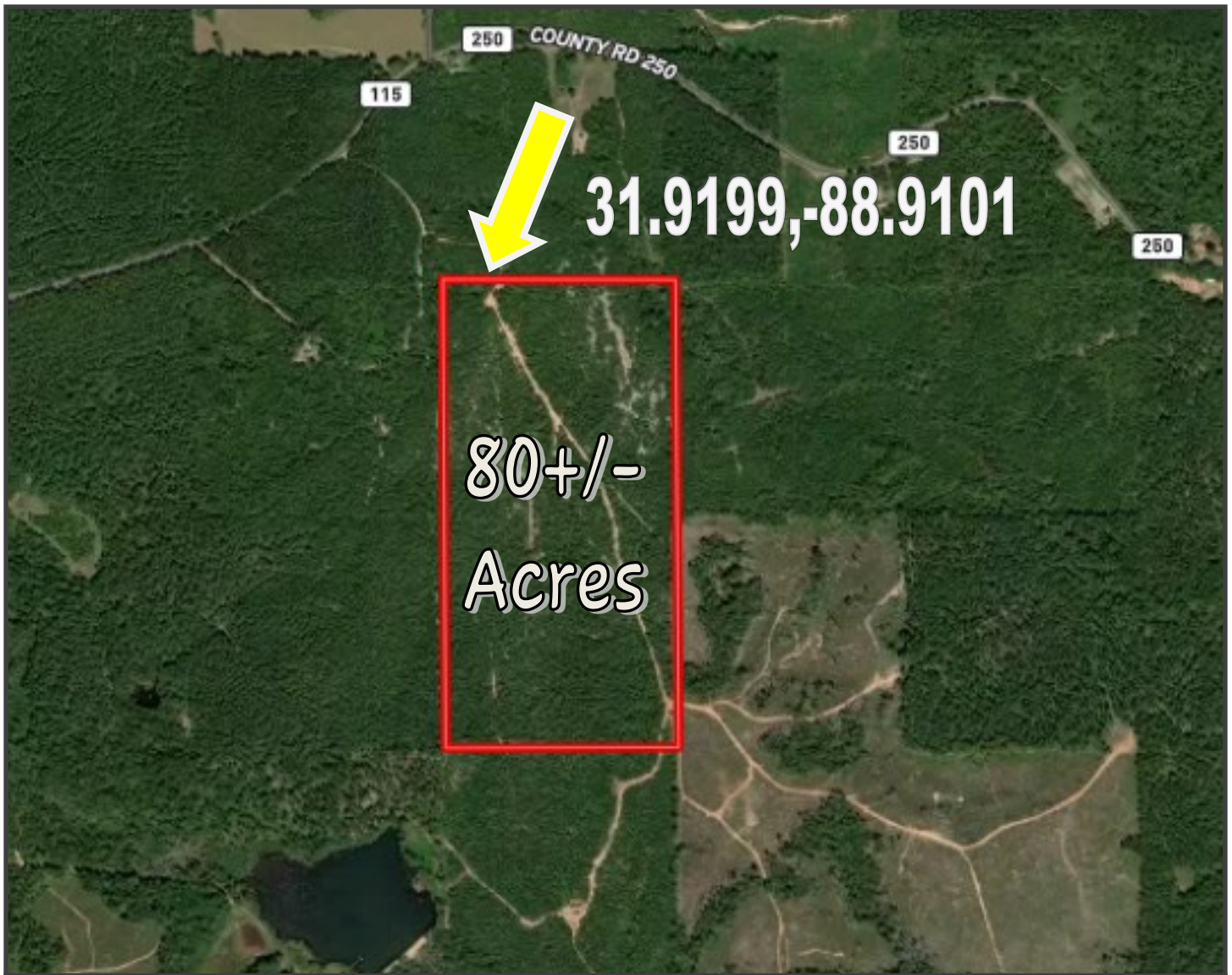
DAVID BELDEN
ALC®, REALTOR®

O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Aerial Map

[CLICK HERE](#) For an Interactive Map



DALE WILDS
REALTOR®

O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com



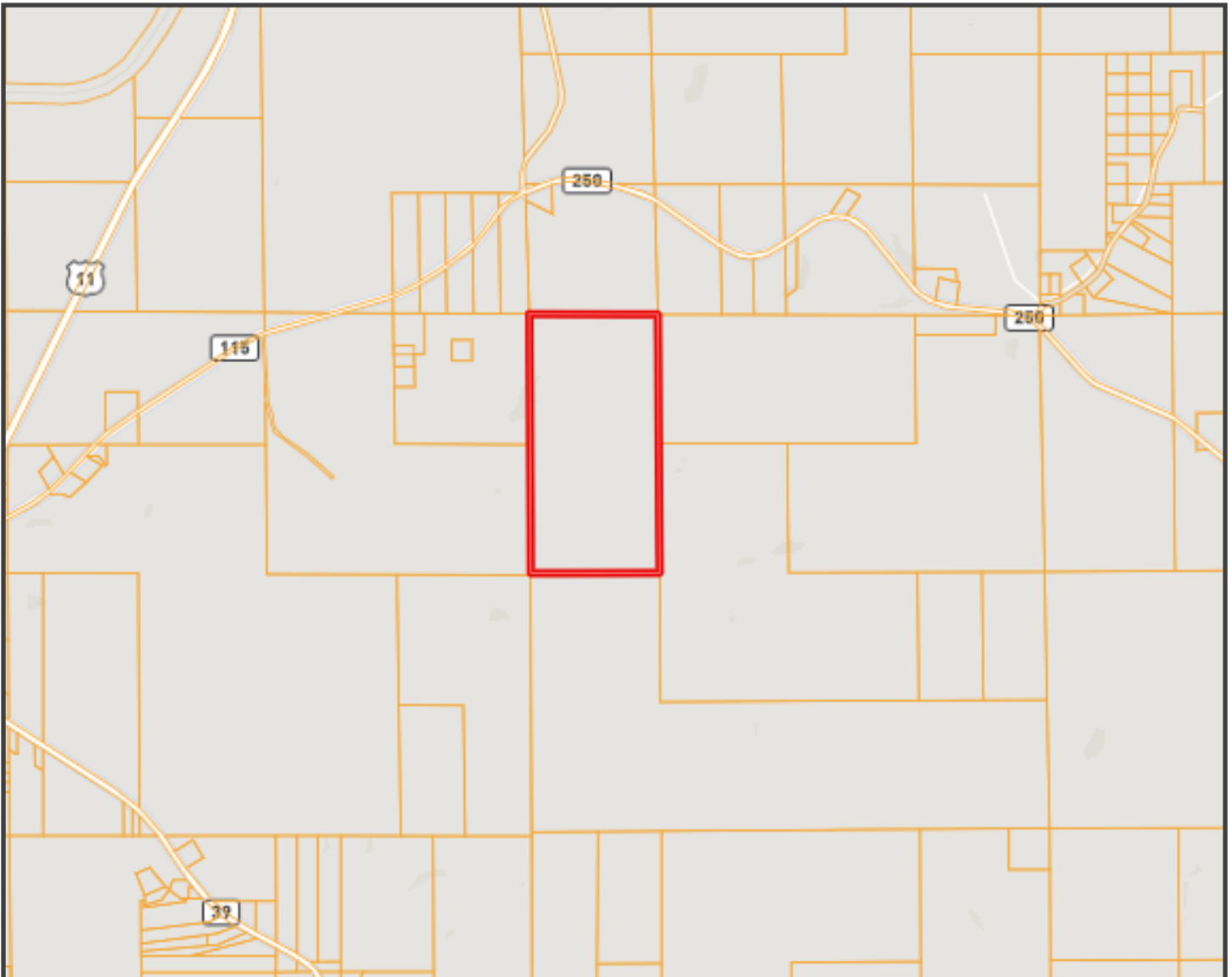
DAVID BELDEN
ALC®, REALTOR®

O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

2011-2024
BEST
BROKERAGES



Ownership Map



DALE WILDS
REALTOR®

O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com



Expect More. Get More.



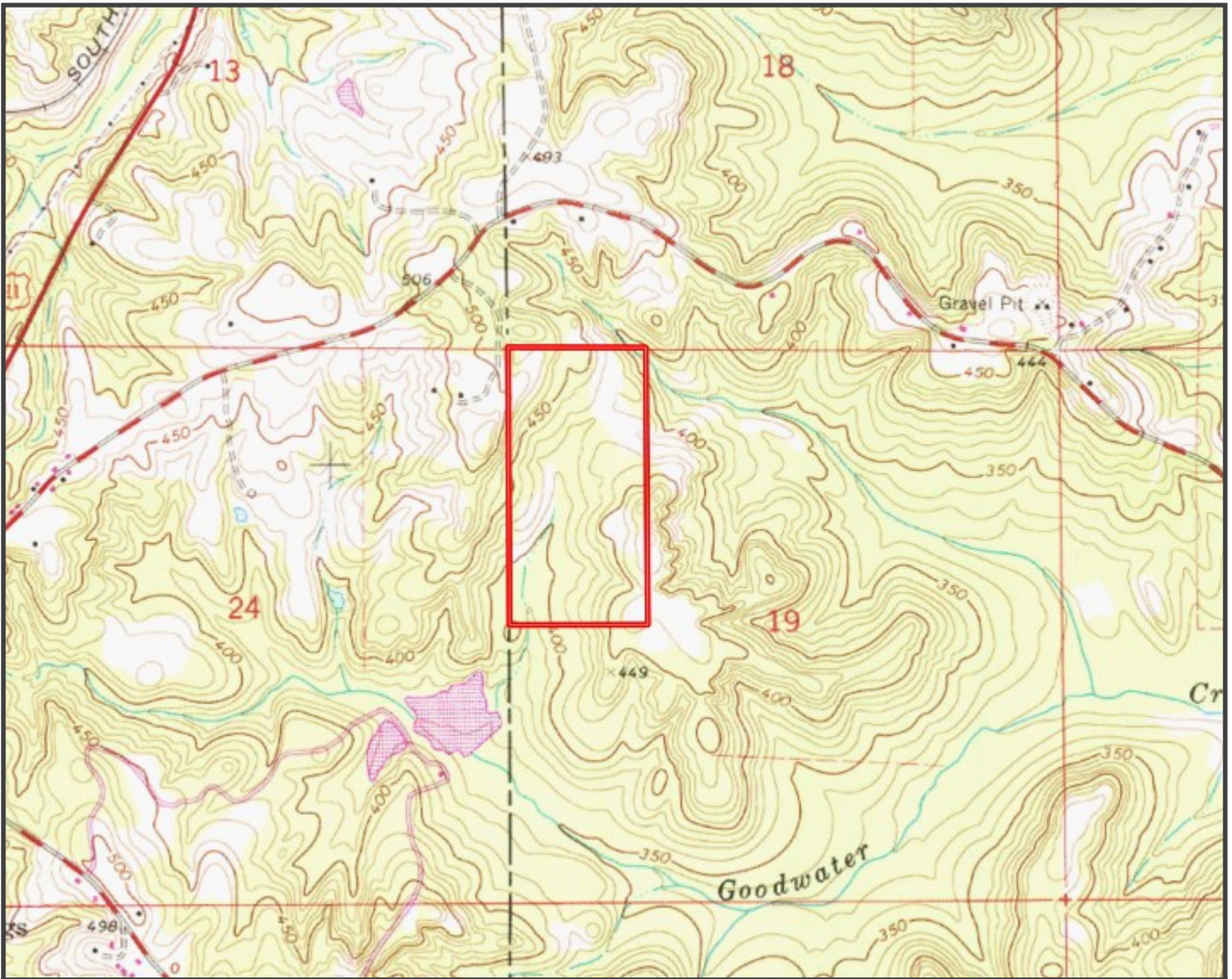
DAVID BELDEN
ALC®, REALTOR®

O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Topography Map



DALE WILDS
REALTOR®

O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com



Expect More. Get More.



DAVID BELDEN
ALC®, REALTOR®

O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
EsD	Wadley-Heidel complex, 8 to 15 percent slopes	55.69	69.94	0	26	6s
EsF	Eustis loamy sand, 12 to 35 percent slopes	11.75	14.76	0	23	7s
EsC	Wadley loamy fine sand, 5 to 8 percent slopes	10.74	13.49	0	20	4s
EsB	Eustis loamy sand, 2 to 5 percent slopes	1.46	1.83	0	29	3s

Soil Map



DALE WILDS
REALTOR®

O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com



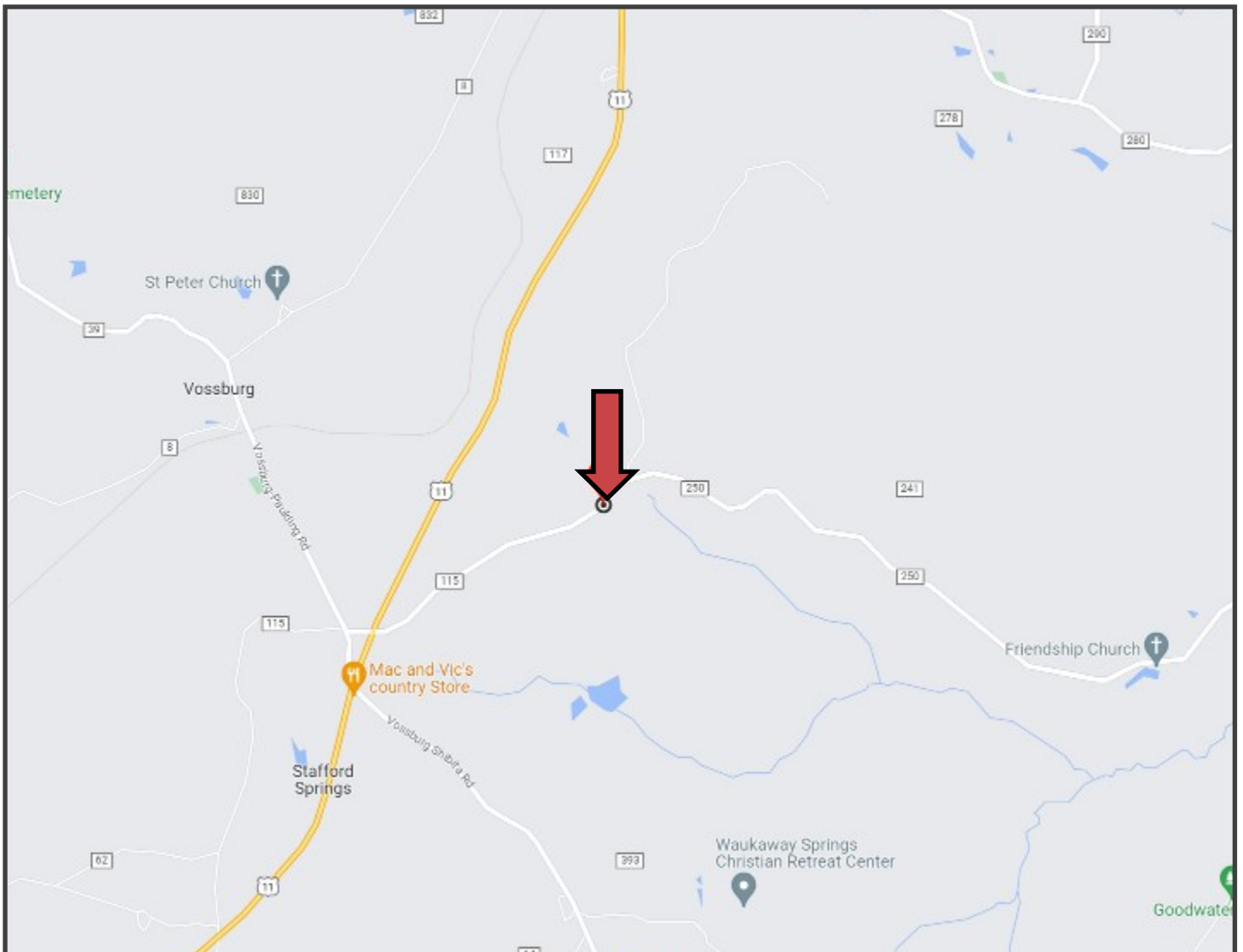
DAVID BELDEN
ALC®, REALTOR®

O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Directional Map

County Road 1115 Vossburg, MS 39366

Directions from I-59 at Vossburg, MS: Take exit 118 towards CR 35 and travel 4.5 miles to US Highway 11. Take CR 115 east to Clarke County line, turn right on CR 1115 and go 1/4 mile to the entrance at the North property line.



DALE WILDS
REALTOR®

O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com



Expect More. Get More.



DAVID BELDEN
ALC®, REALTOR®

O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

