



## 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 his 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.

[Google Map Link](#)



*Call me today!*

**CLAY SIMMONS, REALTOR®**  
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601.898.2772 office | 601.672.6864 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





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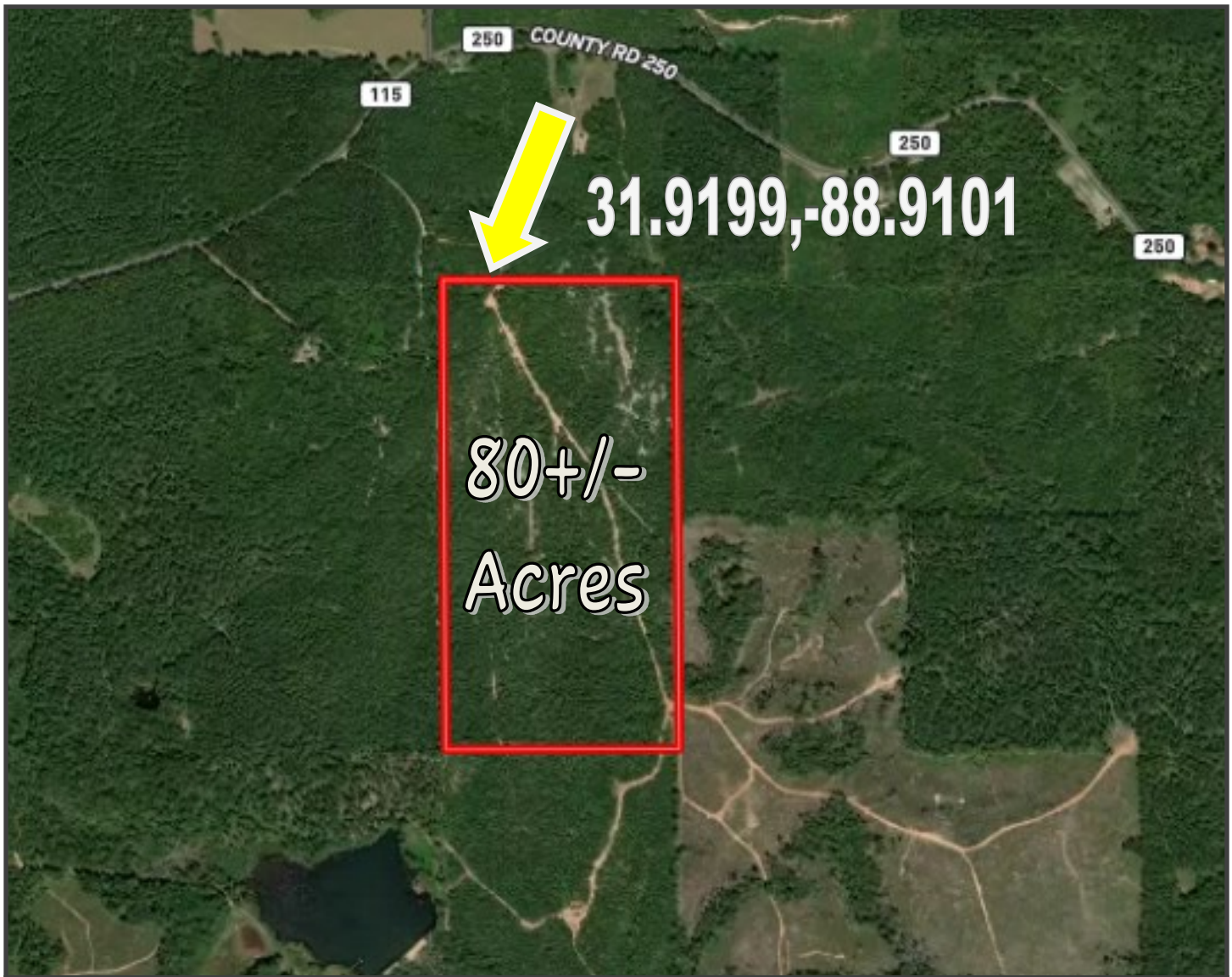
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## Aerial Map

[CLICK HERE](#) For an Interactive Map



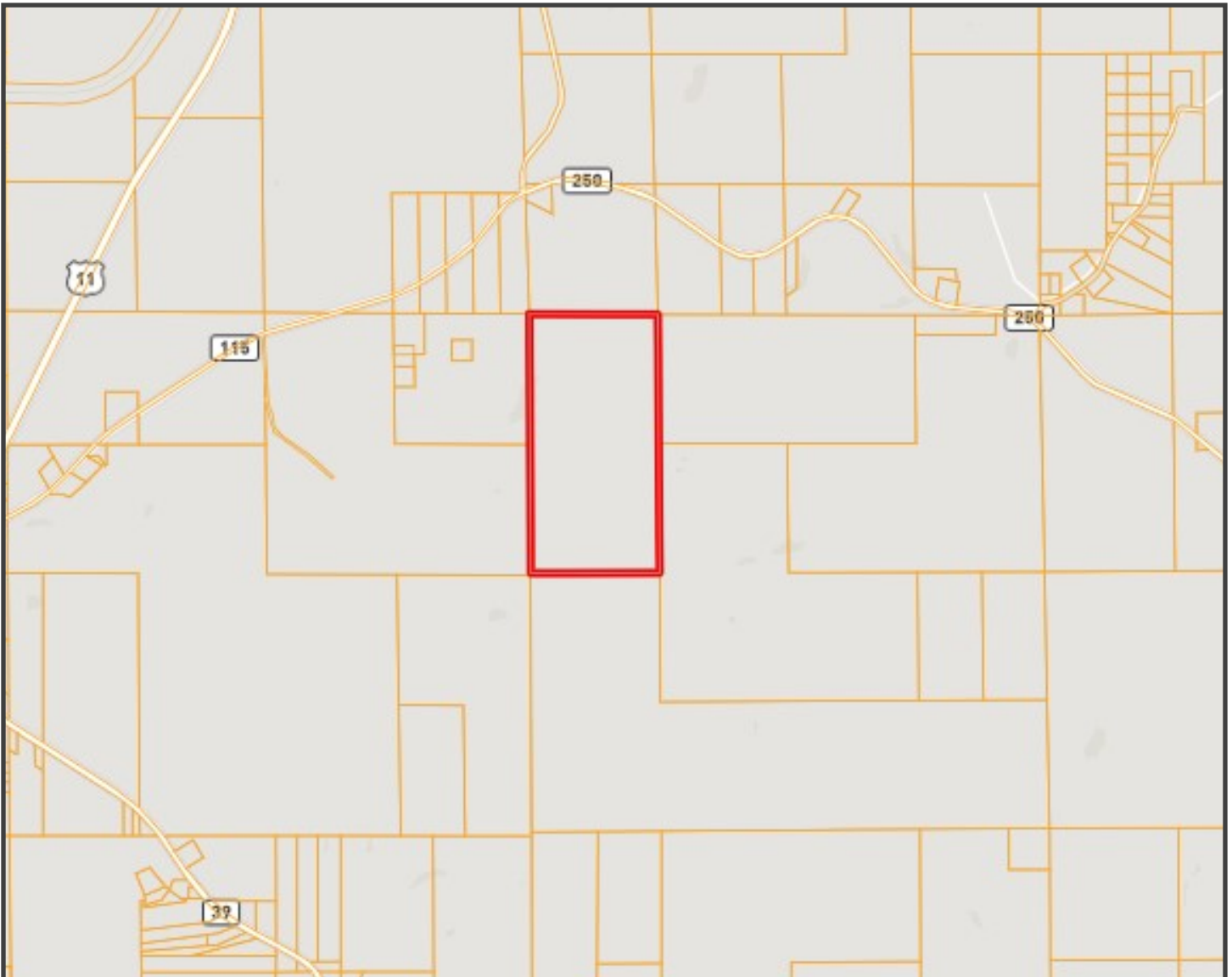
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## Ownership Map



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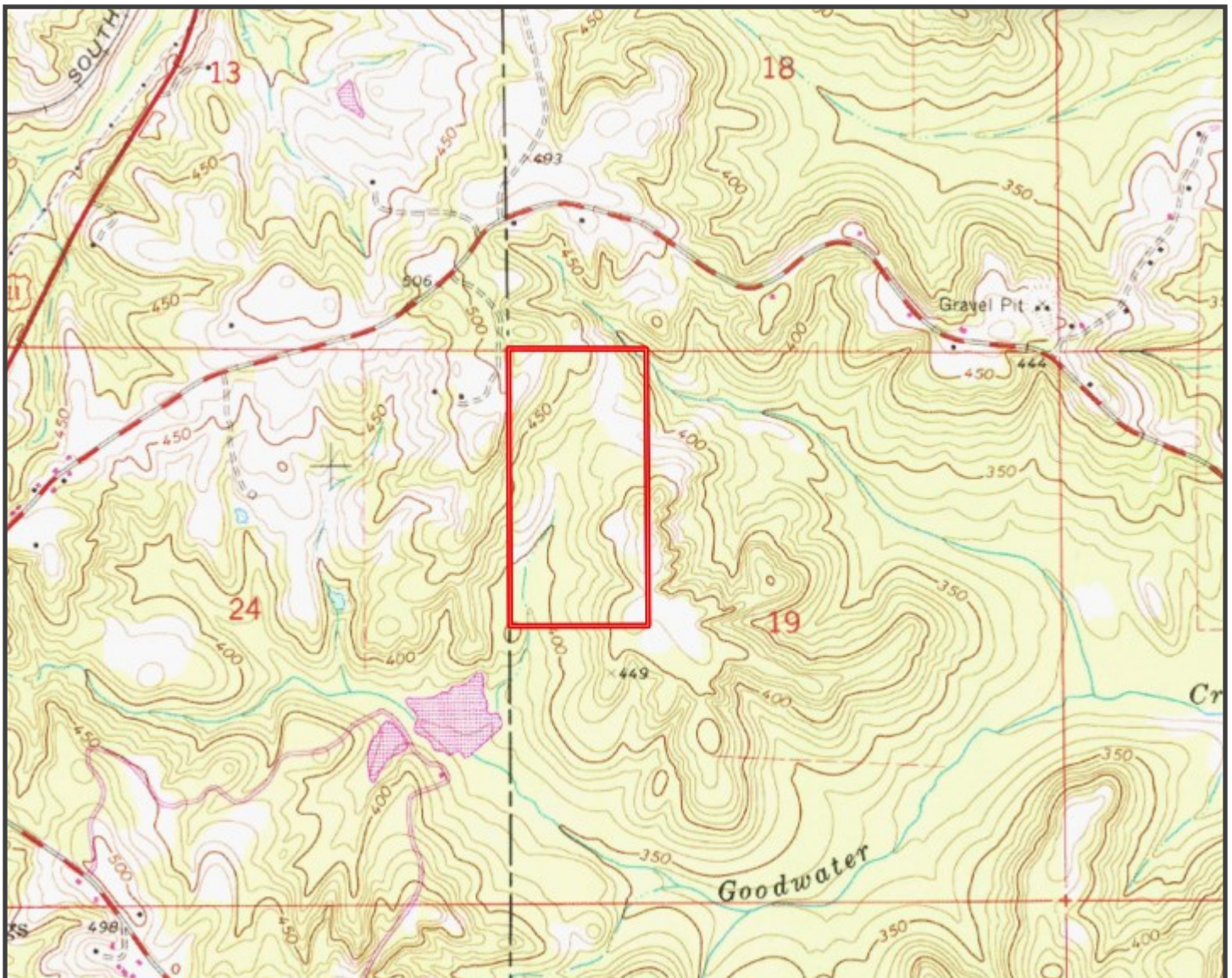
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## Topography Map



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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



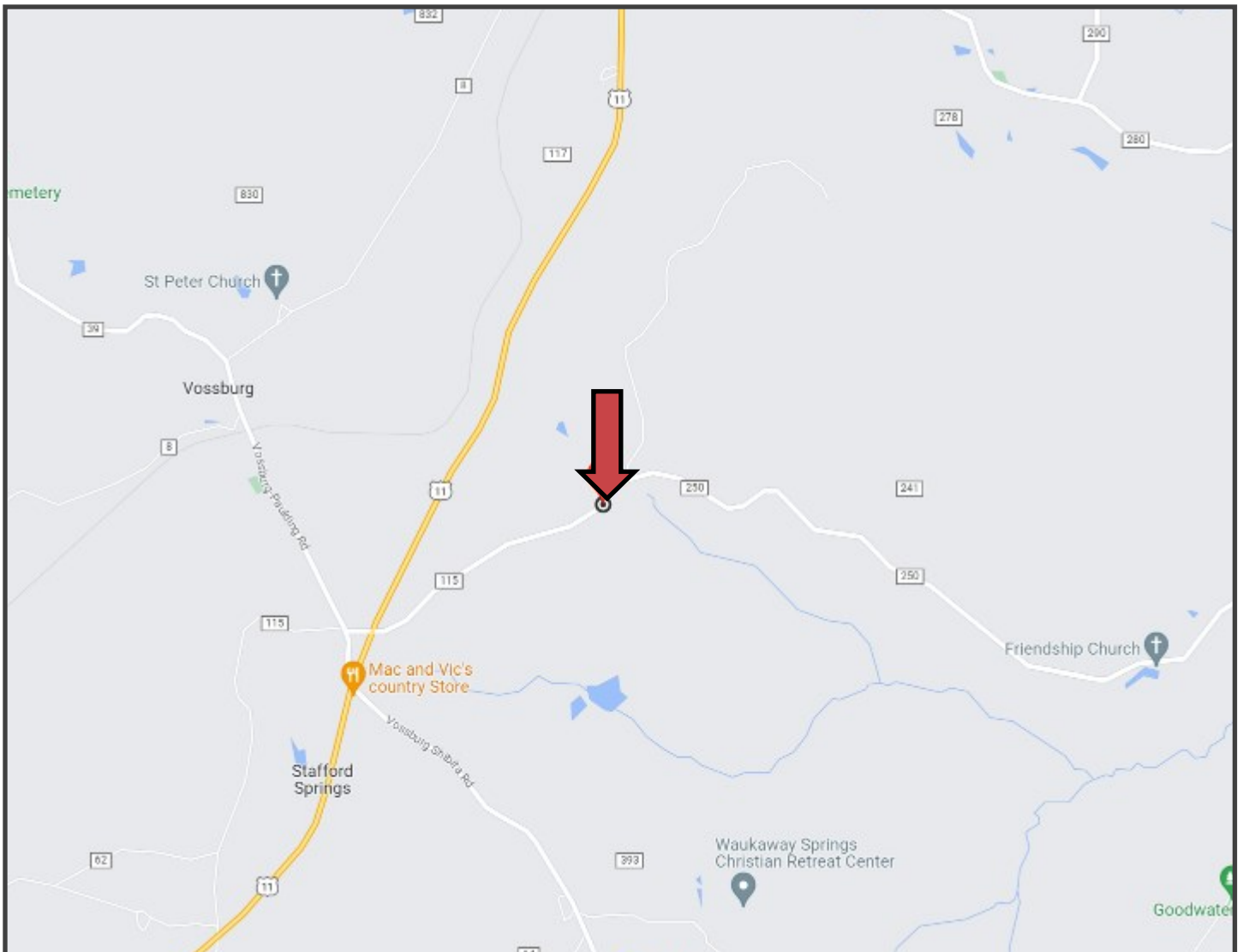
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## Directional Map

### County Road 1115 Vossburg, MS 39366

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