



99+/- Acre Timber & Recreational Tract Kemper County, MS



\$320,000

Check out this excellent timber and recreational tract in Kemper County, MS. This expansive property spans 99+/- acres and offers a range of exciting features, making it an exceptional investment opportunity. The timber on this tract is impressive, featuring mature pine estimated 28+/- years old. This land presents an opportunity for both immediate and long-term returns on investment. One of the standout attractions of this property is its sizeable pond, perfect for an afternoon of fishing with the family. The abundant signs of wildlife, including deer and turkey, adds to the allure of this land, making it ideal for hunting and wildlife enthusiasts. Contact us today to schedule your private showing!

Directions from Hwy 397 and County Line Road in Preston, MS: Travel Hwy 397 for 3.4 miles. Turn right onto Hwy 21 and travel 1 mile. Turn right onto Suttle Rd and travel 1.6mi. The property is located at the end of Suttle Road.

GOOGLE MAP LINK



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



Expect More. Get More.

Call us today!



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Information is believed to be accurate but not guaranteed.





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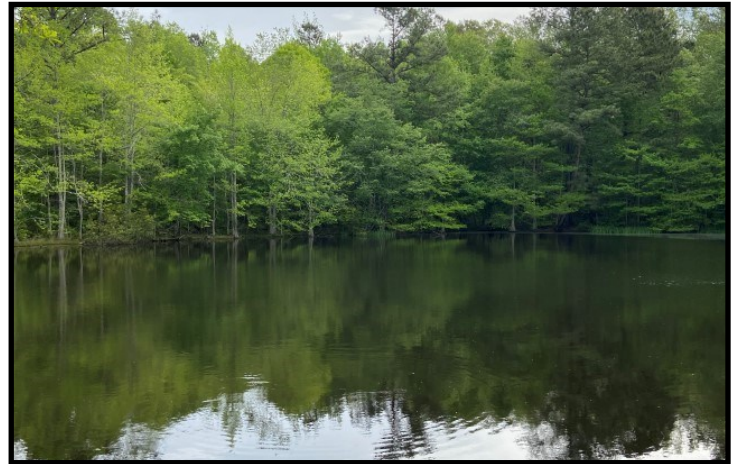


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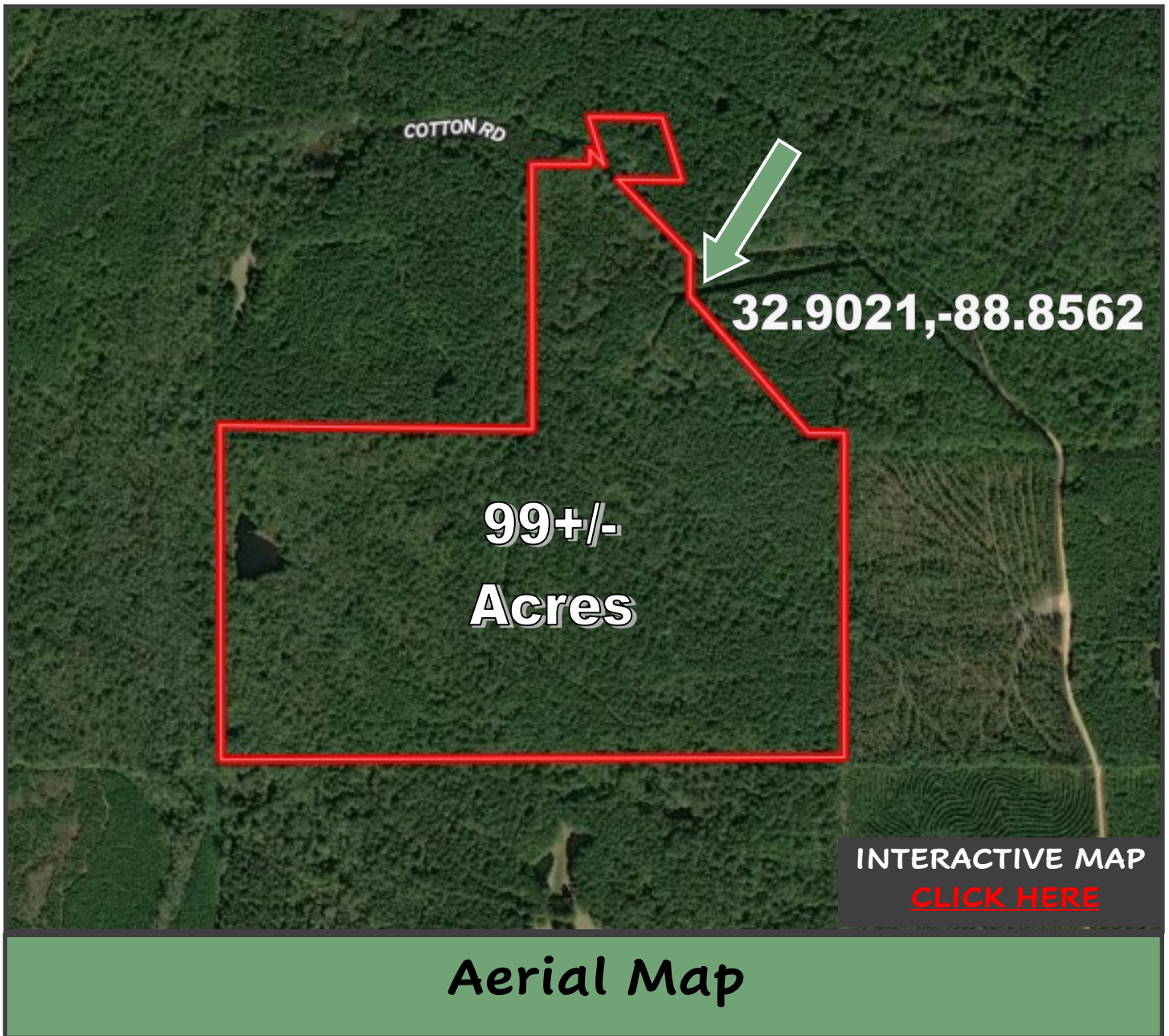


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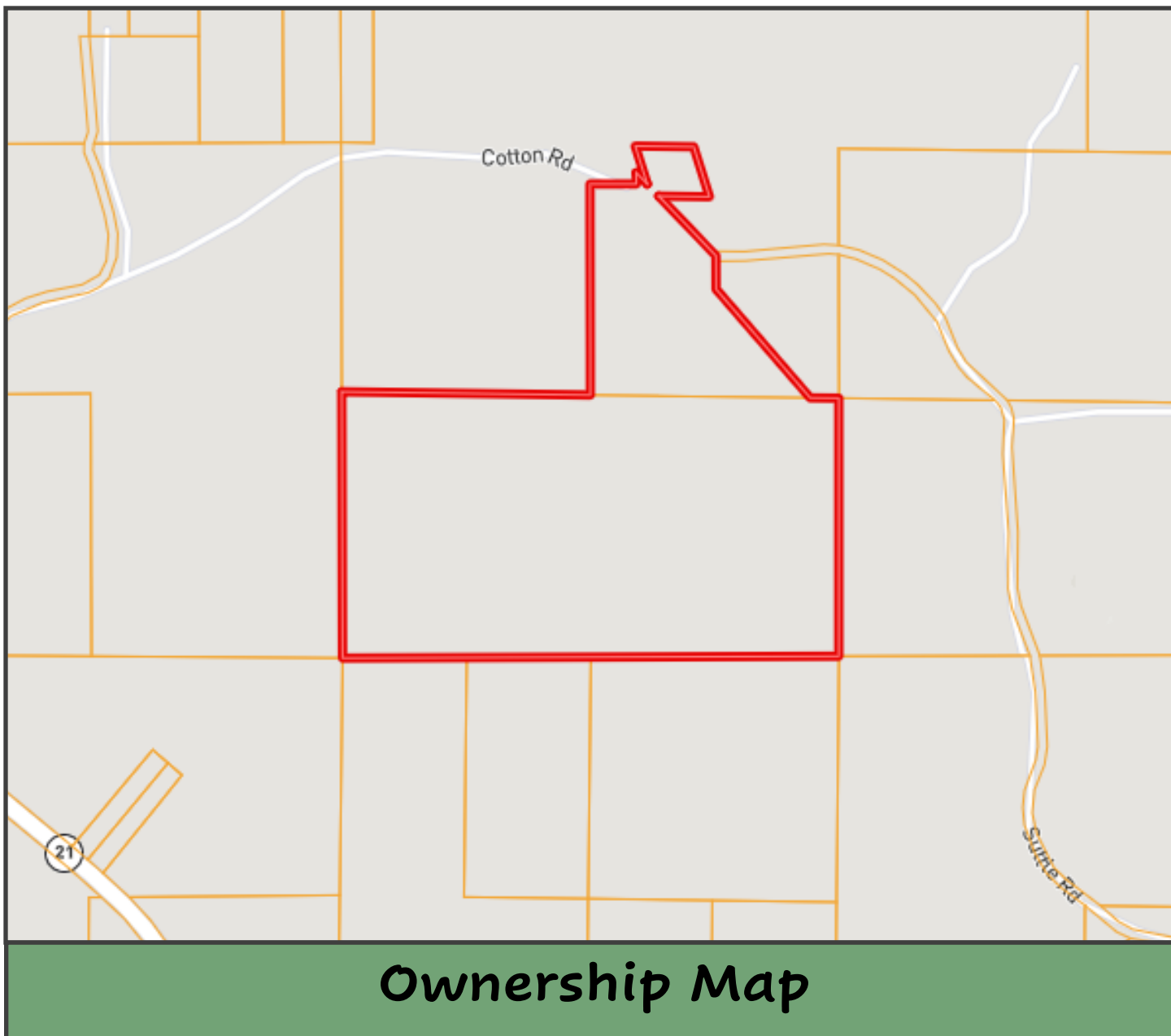


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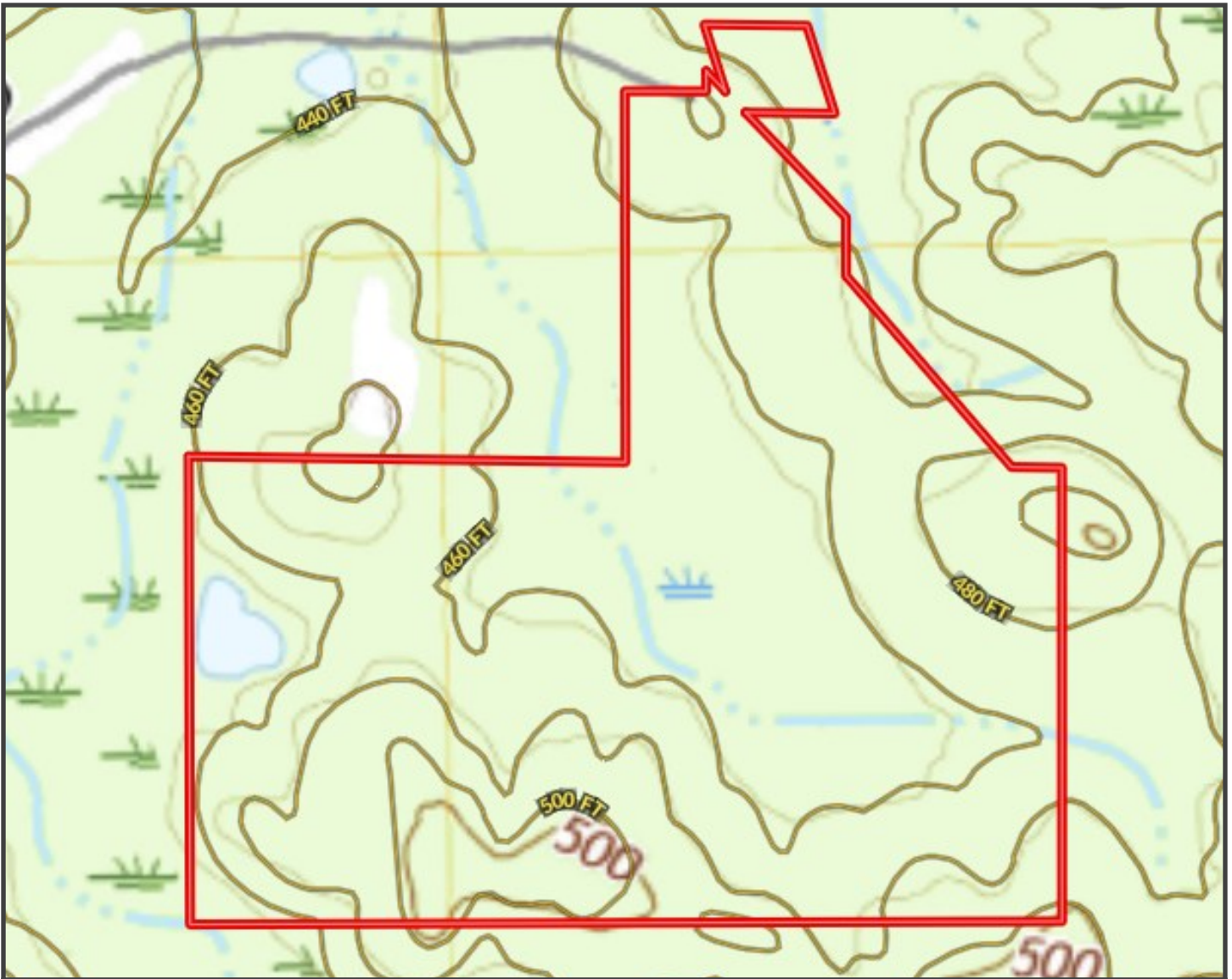


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Topography Map



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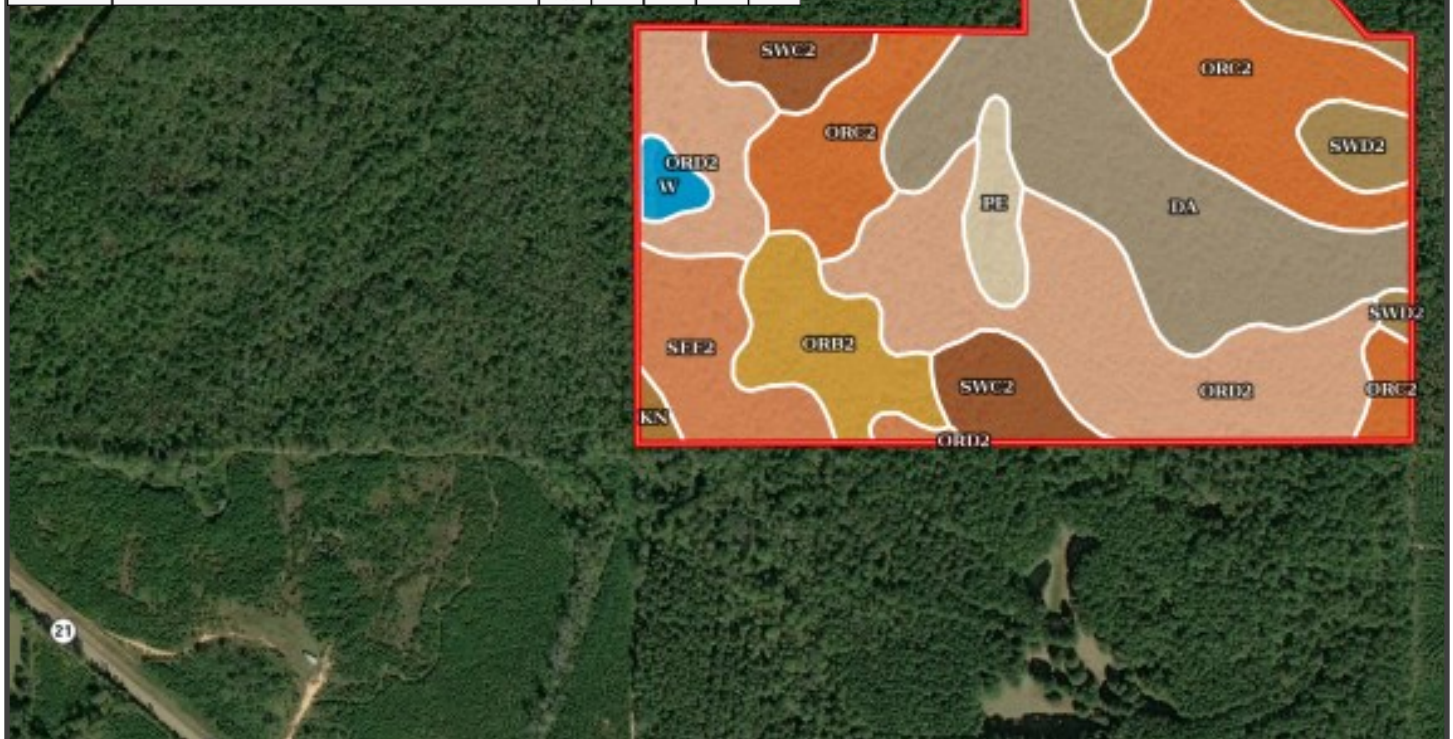
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OrD2	Ora fine sandy loam, 8 to 12 percent slopes, eroded	23.1	22.34	0	41	4e
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	22.23	21.5	0	39	3e
Da	Daleville sandy loam, frequently flooded	19.29	18.66	0	60	5w
SwD2	Sweatman fine sandy loam, 8 to 15 percent slopes, moderately eroded	12.13	11.73	0	66	6e
OrB2	Ora fine sandy loam, 2 to 5 percent slopes, moderately eroded	8.84	8.55	0	33	2e
SeE2	Smithdale fine sandy loam, 12 to 17 percent slopes, eroded	6.34	6.13	0	67	6e
SwC2	Sweatman fine sandy loam, 5 to 8 percent slopes, moderately eroded	5.9	5.71	0	69	4e
Pe	Pitts-Udorthents complex	2.32	2.24	0	-	-
Kn	Kinston loam, occasionally flooded	2.15	2.08	0	65	6w
W	Water	1.09	1.05	0	-	-
TOTALS		103.39(*)	100%	-	48.7	4.21



Soil Map



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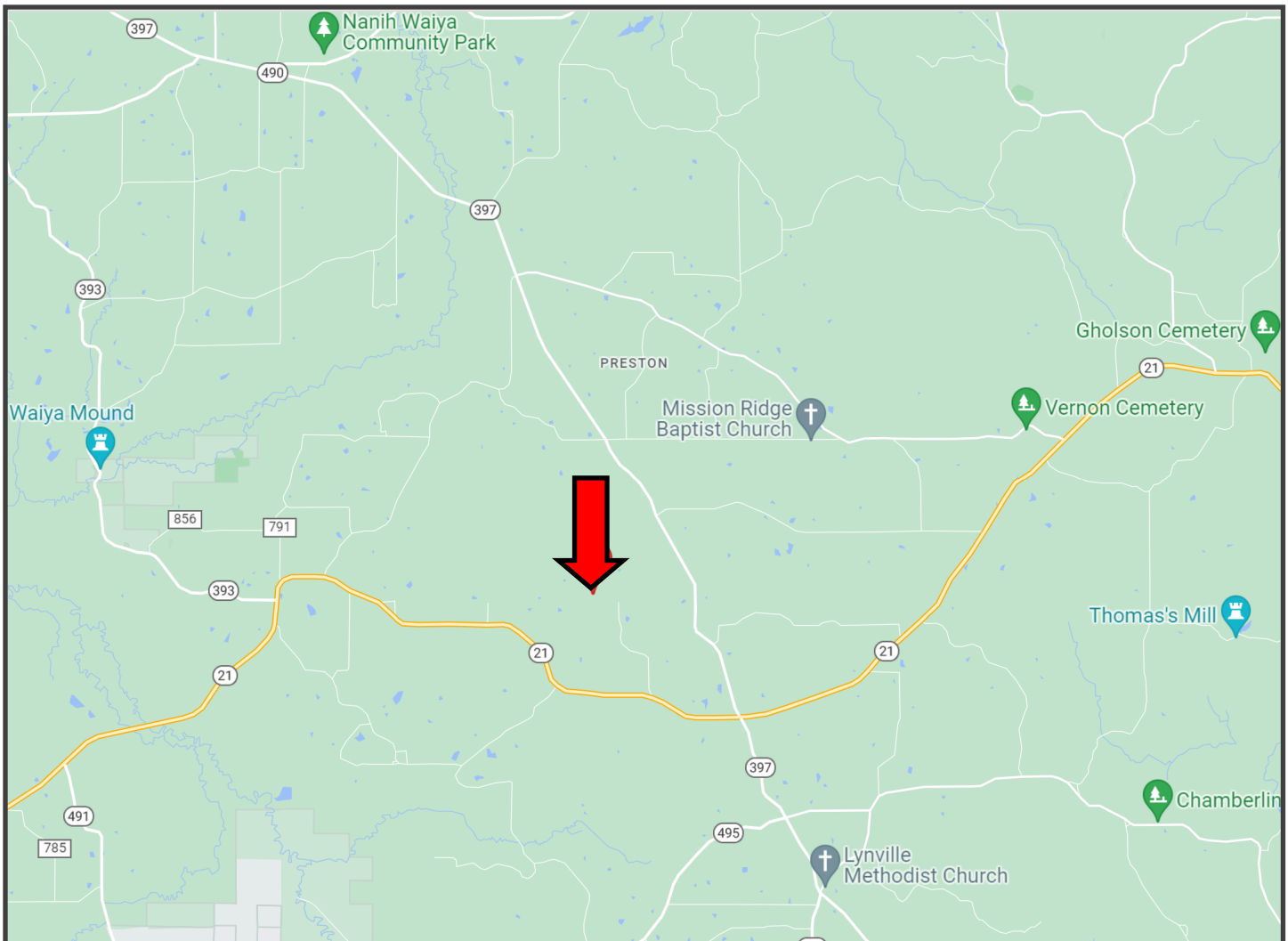


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Directional Map



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