

# Diverse Timber Investment

60.1± ACRES IN KEMPER COUNTY, MS



\$200,000

If you have been searching for a timber tract in the flatwoods of Kemper County, this is your property! This 60± acre property features 30-35 year old pine and hardwood timber, with approximately 32± acres of pine on the south side of the creek and 12± acres of pine on the north end, with the remaining being hardwood timber along the creek. This property does not have a road system so the new owner can design it however they please. There are many potential food plots and stand locations throughout the property. The Bodka Creek crosses the northeast corner of the property with mature hardwoods along its banks, making for an excellent hunting area. Call Brett today to schedule your private showing!

**DIRECTIONS FROM THE INTERSECTION OF HWY 45 AND HWY 16 IN SCOوبا, MS:** Travel Hwy 16 for 3.2 miles. Turn left onto Dummy Line Rd. and travel 2.1 miles. Turn right onto Wimberly Rd. and travel 1.5 miles. Turn left onto Weyhauser-Sod Rd and travel .8 miles. The property entrance will be on your left. **GOOGLE MAP LINK**



BRETT  
**CARNEY**  
REALTOR®

Office: 601.898.2772

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A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







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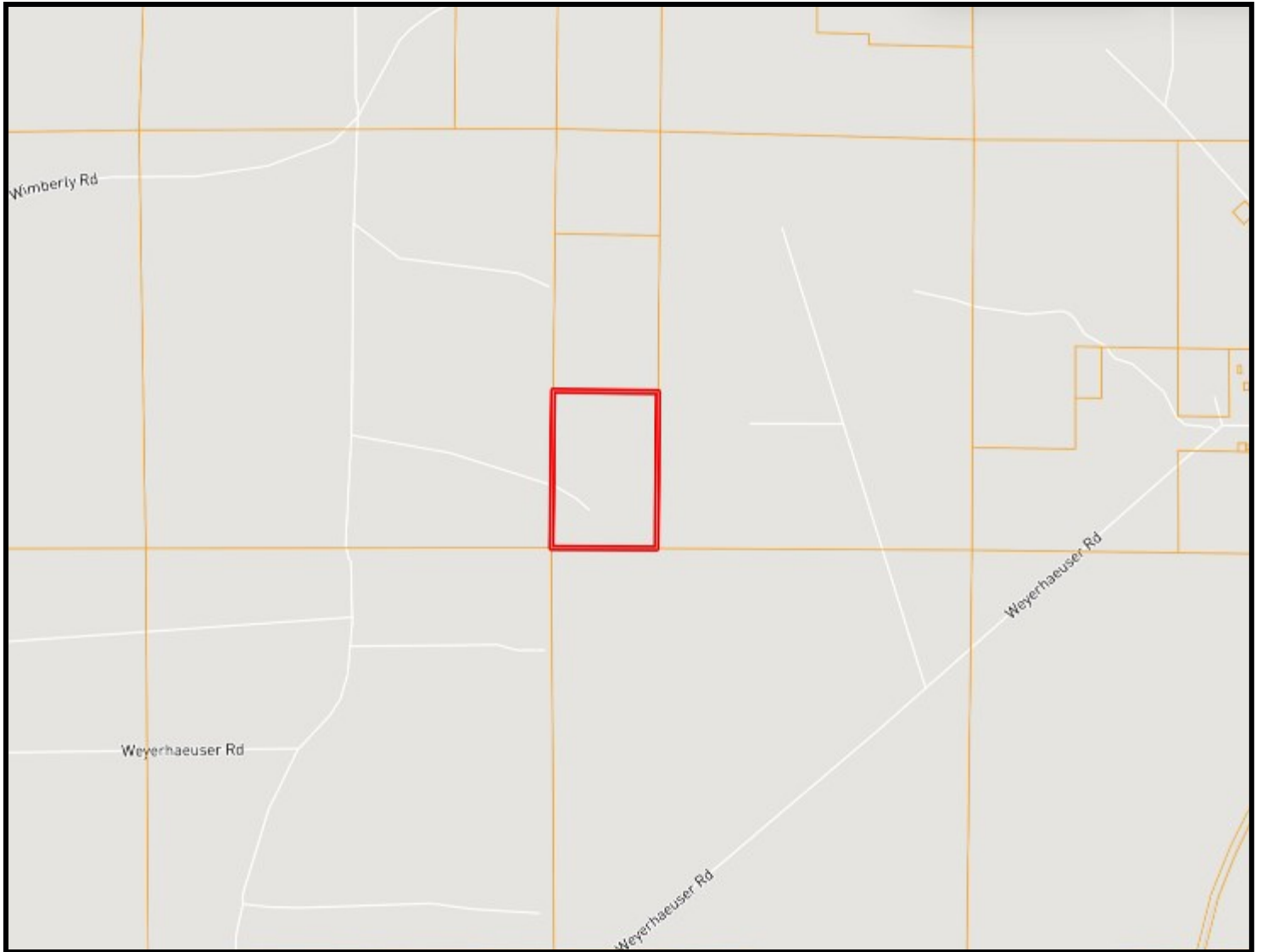
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# OWNERSHIP MAP



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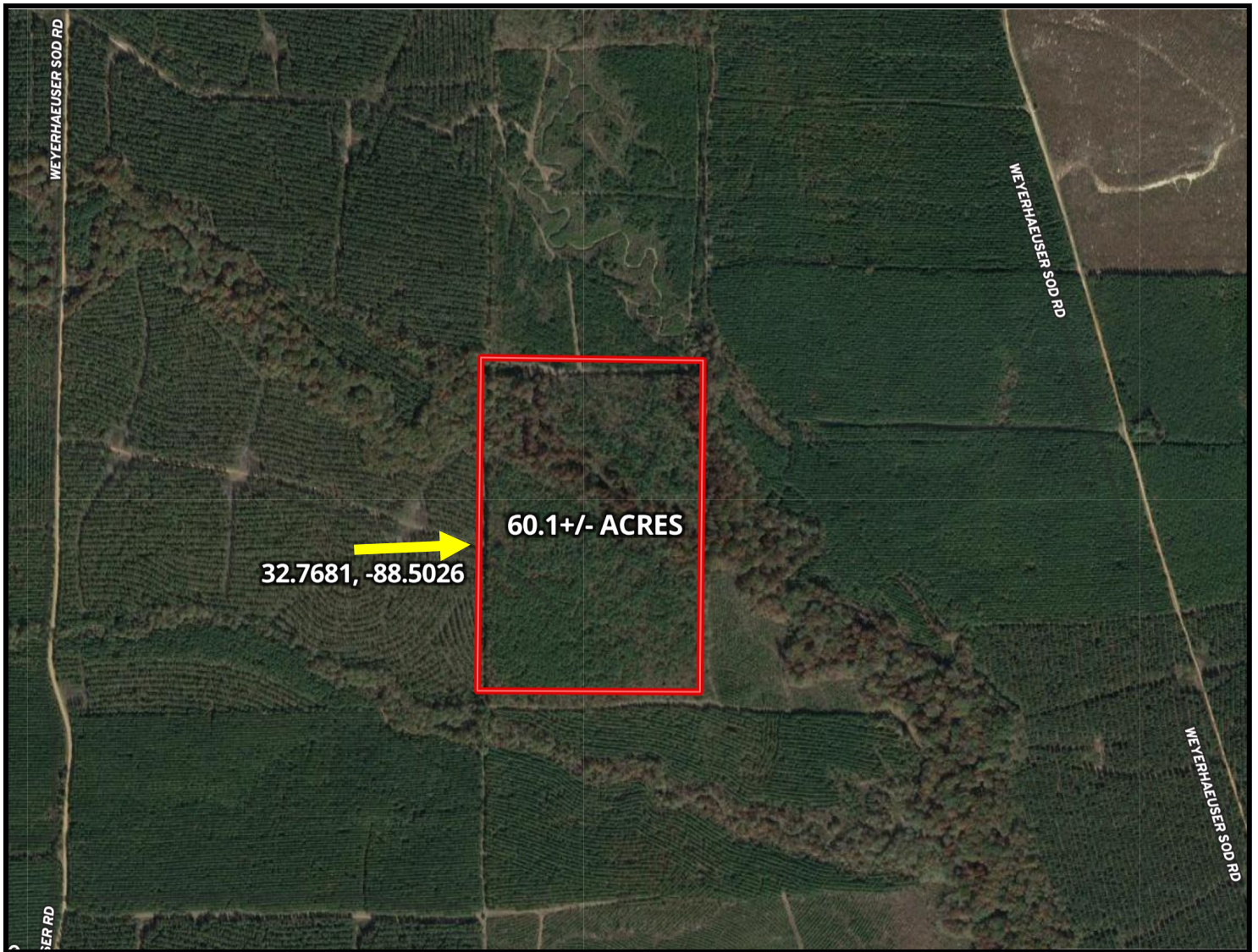
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# AERIAL MAP



[Click Here for an Interactive Map](#)

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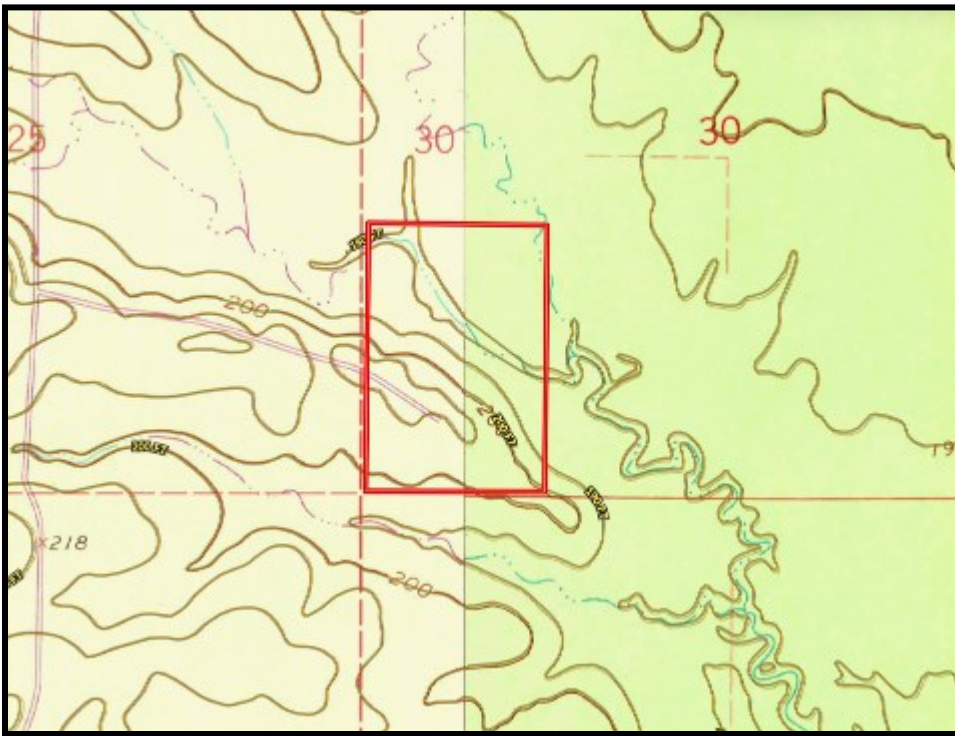
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# TOPO MAP



# SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ho	Houlka silty clay loam, frequently flooded	34.38	55.53	0	59	4w
WO	Wilcox silty clay loam, 1 to 3 percent slopes	27.53	44.47	0	62	3e

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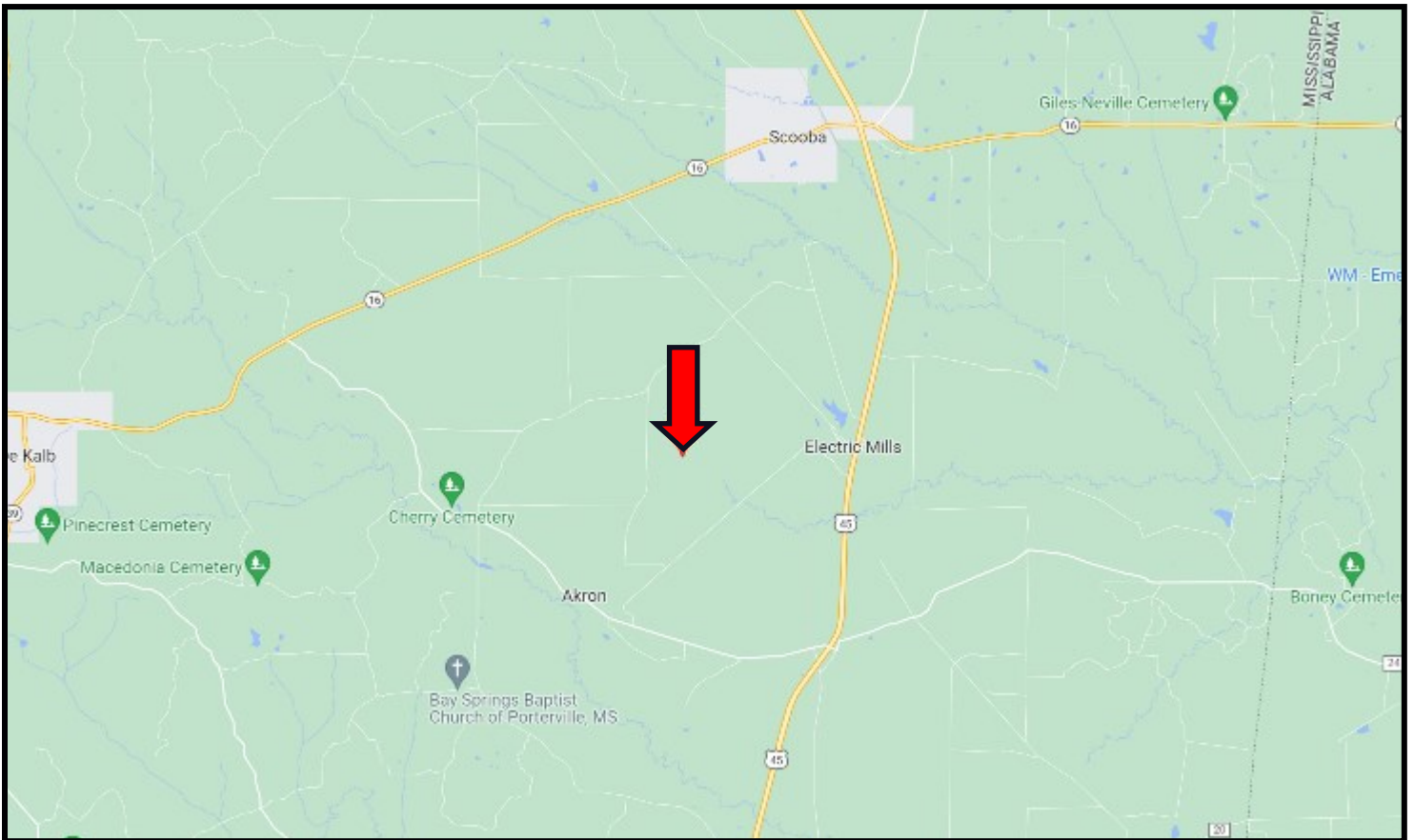
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# DIRECTIONAL MAP



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