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SouthernStatesRealty.com



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States Realty**



Looking for that perfect getaway? Well you're in luck! This 85 acres located in Sandy Hook, MS is the perfect hunting and timber investment property with everything you need! With over 2000 feet of road and highway frontage on Hwy 35 S the location of this property is key with it being just 5 miles north of the state line. The timber mainly consists of mature, well stocked, mixed pine and hardwood sawtimber with some areas that is dominated by pure pine sawtimber with a value over \$115,000. All the interior and exterior roads have been recently opened up wide for tractors, side by sides, and even vehicles providing access through, around and bordering the creek as well. The focal point is a 7,372 sq ft metal building on the property that already has a 2 bedroom and 1 bath living quarters that could serve as camp and a storage barn for all your equipment and toys, all under one roof. This place is huge and is big enough for indoor sports too! The deer population is strong with several nice bucks on camera as we speak and a 140" deer was taken on the adjoining property last year! But don't forget about the turkeys, they are plentiful here as well! This one is a true "hidden gem" and it has so much to offer! Call to schedule your appointment today!

**16 Old Hwy 35 South, Sandy Hook, MS**

**31.063797, -89.816747 GPS**



**\$494,000**

**85.02± Acres  
MLS #143239**

