



Scott Lindsey

lindseyforestry@hotmail.com

Office: (601) 250-0017

Cell: (601) 248-3561

SouthernStatesRealty.com



**SOUTHERN
STATES REALTY**



This +/-394 Acres has been professionally managed for many years. The genetically improved Loblolly Plantation and mature timber is distributed throughout the tract as follows: Mature Hardwood 38 acres, 8 year old plantation 34 acres, 7 year old plantation 184 acres, 5 year old plantation 94 acres, 59 acres recently harvested. There's also a running creek traversing the tract north to south. The access and internal road system is excellent. The location and topography will allow the owner to capitalize on higher markets and short haul rates and the differing age classes will allow for staggered income opportunities. The diversity of this tract is also the reason it's overrun with wildlife. There are many secluded camp sites on the tract and very little traffic on the dead end county road. Electricity is on the tract as well as water. When you figure the pre-merchantable value of the plantations, and the value of the standing hardwood, this is the best priced tract on the market in South Miss. Because of the amount of road frontage and access smaller parcels are also available. These parcels will be priced according to size and timber value.

Airport Road, Crosby

31.28917, -91.05665 GPS



\$878,380

**394 Acres
MLS #128769
UC #23042-28769**

