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**SOUTHERN
STATES REALTY**



304 acres land FOR SALE located in Amite County, MS only 1 mile from the MS/LA state line! Located less than one hour from Baton Rouge and 1.5 hours from New Orleans, this turnkey property has a lot to offer! The 304 acres consists of over 1,000 feet of road frontage on the north and south side of Bean Road along with over 5,400 feet of frontage on Loop Road. The timber stands consist of 80 acres of 28 year old planted loblolly pine that are ready for a second thinning and 200 acres of 8 year old planted longleaf pine. What adds value to this tract is the opportunity for immediate income off the mature timber and the ability to diversify in longleaf plantations with prescribed every 2-3 years allowing you to manage the competition on your timber while also providing quality habitat for wildlife. The hunting in this area is top notch, the timber has been professionally managed and this tract is setup ready to hunt and enjoy! Call to schedule your showing today.

Bean Road & Loop Road

31.022044, -90.766295 GPS



\$1,062,480

304 Acres
MLS #134468
UC #23042-34468

