

4 acres and a Lake

4 acres and a 2 acre  
Parking lot, 1 acre pond

PIKE 14  
LLC

4 acres and 24,000 slab

0.5 acres

office

1 acre Lot

Adams Rd



**NOTE:**

NO RECORD SEARCH FOR  
EASEMENTS WAS CONDUCTED.  
THE SOUTH PROPERTY LINE IS  
SUBJECT TO ROAD RIGHT-OF-WAY.

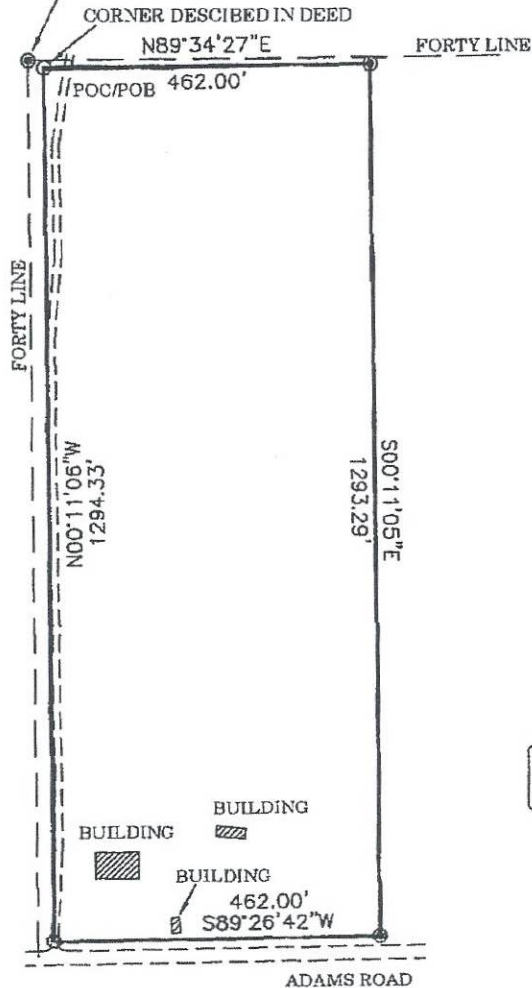
**REFERENCE MATERIAL:**

GOV'T NOTES & PLATS  
DEED BK 519, PG 262  
DEED BK 521, PG 833  
DEED BK 521, PG 669  
TAX MAPS  
OWNERSHIP MAPS

**LEGEND**

PROPERTY LINE  
GLO/TIE LINE  
IRON PIN FOUND  
IRON PIN SET (1/2x24")  
PINE KNOT FOUND  
RAILROAD SPIKE  
LIGHTER POST FOUND  
NAIL FOUND  
TREATED POST FOUND  
IRON PIPE FOUND

NW CORNER OF THE SE 1/4 OF THE SE 1/4  
OF SECTION 19, T-3-N, R-8-E,  
PIKE COUNTY, MS



SCALE 1" = 200'  
CLASS "B" SURVEY

PARCEL CONTAINS,  
13.72 ACRES,  
MORE OR LESS.

The measurements and lines shown on this survey are based solely upon the information provided to the undersigned surveyor. No title search or public record search has been performed by the undersigned, and this survey does not guarantee ascertainable title to the property or properties identified herein. Further, neither this survey nor the undersigned makes any representation as to the legal effect, if any, of natural or artificial monuments identified on this survey or otherwise visible on the ground.



DATE OF FIELD SURVEY:  
JUNE, 2014

NOTE:  
ALL BEARINGS SHOWN ON THIS PLAT  
WERE DERIVED FROM A SOLAR OBSERVATION.

I certify that the information on  
this plat is thorough and accurate  
to the best of my knowledge and  
belief. If seal isn't green and  
signature blue, this is not a official  
plat.

VANCE B. BERRY, PLS

**SURVEY FOR: DOUG RUSHING REALTY**

A PART OF SECTION 19, T-3-N, R-8-E,  
PIKE COUNTY, MISSISSIPPI.

**LAND DEVELOPMENT AND SURVEYING**

P.O. BOX 675, FOXWORTH, MS 39483  
(PHONE & FAX 601-736-6758) (CELL 601-441-4565)

Project No.:  
2347S001

Scale:  
1" = 200'

Class Survey:  
"B"

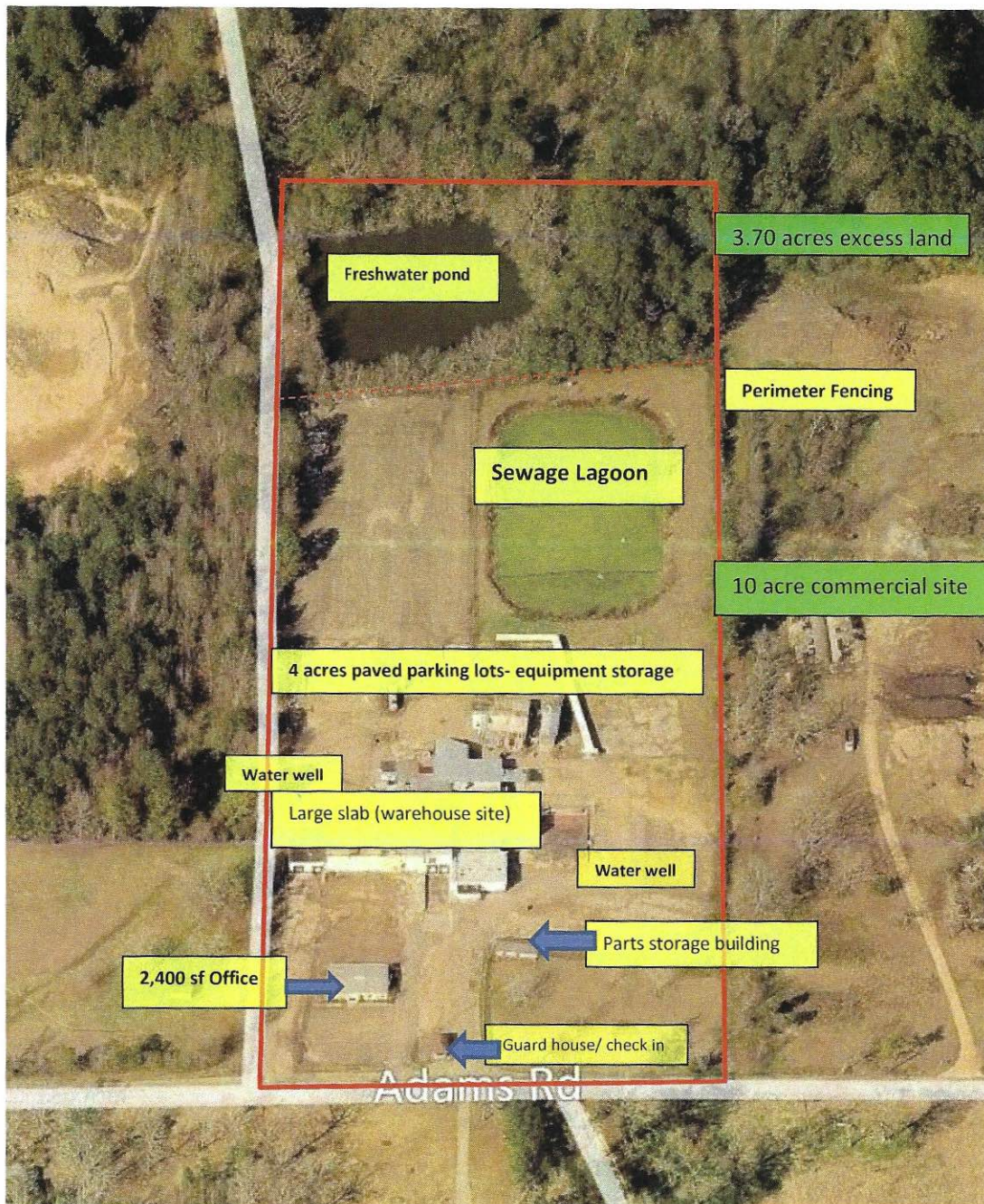
Date:  
06/17/14

Drawn by:  
VBB

Checked by:  
SB

CHAIRMAN:  
BO ULMER





#### Features of the site:

- 1) 2,400 sf professional office- Built 1996- 7 offices, 2 restrooms, reception area
- 2) 250 sf Guard House – Check in office
- 3) +/- 1,000 sf parts storage building
- 4) 2 water wells on site- 10" 700' deep + 8" 688' deep
- 5) Large slab (former warehouse) behind office with dock height loading ramps, sloped forklift access ramps, several stairs, flat storage area. This area could be enclosed for parts storage, equipment storage, etc.
- 6) 4-5 acres of asphalt paving with 6' perimeter fencing
- 7) Sewage lagoon on site + rear freshwater pond
- 8) 5 minutes from Interstate 55- 5 minutes from McComb- direct access to Old Liberty road-- 20 minutes to Liberty