



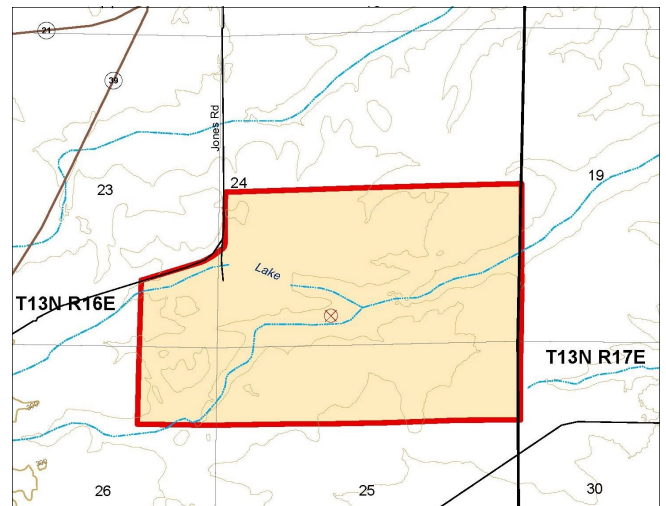
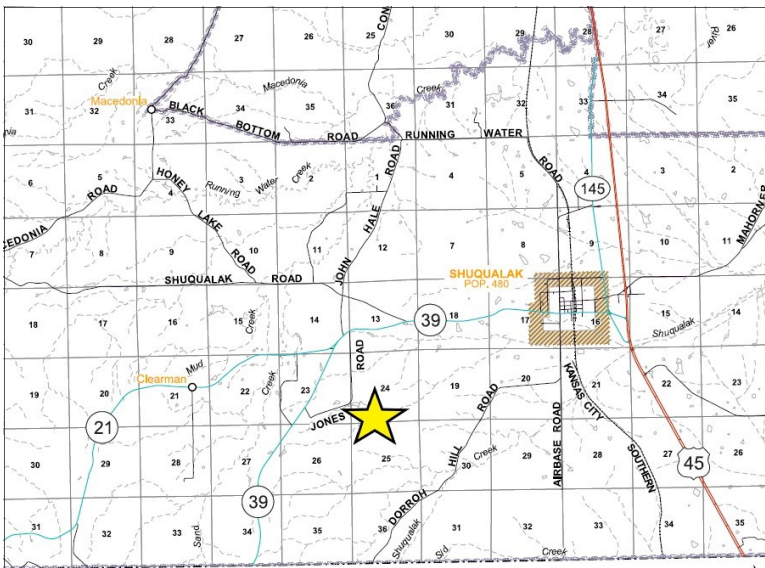
Skipper Lake Tract
 Noxubee County, MS
 +/- 549.75 Acres
 Timberland / Hunting / Fishing / Residential
 \$1,209,450.00

Sections 23, 24, 25, 26, Township 13 North, Range 16 East

P. O. Box 600
 Gordo, AL 35466
 205-364-7145
 Dale Lancaster, Broker

32.9579 -88.6164
 For more info: www.midsouthforestryservices.com

+/- 549.75 acres timberland containing beautiful Skipper Lake located in Noxubee County, Mississippi just 4 miles southwest of Shuqualak. This property has it all! For city amenities, the tract is located less than 40 miles from Louisville and Philadelphia, and only 14 miles to Macon. The tract provides a game rich environment with great deer, turkey and small game hunting, along with fishing and waterfowl hunting on Skipper Lake. An old home site on the property, with the availability of electricity and water, makes camping or a future cabin site possible. With varying ages of pine plantation and mature hardwood stands, this tract provides current and future income from timber management. Located on Jones Road, and containing a good interior road system, this tract is easily accessible for your recreational and timber management activities. Don't let this one pass you by without taking a look!



All information furnished is assumed to be accurate and correct. However, neither the property owner nor Midsouth Forestry Services warrant the accuracy of information furnished. Prospective buyers should satisfy themselves as to the accuracy of this information. No representation or warranties are expressed or implied as to the property, its condition, boundaries, access, acres, zoning, condition of title or fair market value.