



MOSSY OAK PROPERTIES

104 Acres of Excellent Hunting and Timber Investment Property for Sale, Simpson Co., Mississippi

\$176,800 / 104.00+/- Acres

About This Property

This property consists of approximately 104 acres of prime bottomland and offers excellent deer, squirrel, turkey and wood duck hunting as well a premiere timber investment property. The property has frontage along Campbell Creek and public road frontage on Campbell Creek Road, just east of D'Lo and north of Mendehall, Mississippi. With the exception of a strip of timber along Campbell Creek, the timber has been clear cut and the new owners can utilize cost share programs to assist in replanting or clear into pasture. This is high site-index (call to ask just what this means), fertile bottomland and will make excellent pasture or a timber investment, all while offering exceptional hunting. This is priced to sell at only \$1,700 per acre. This property has significant road frontage, is easy to subdivide and the sellers are willing to divide if the buyer isn't interested in all of the acreage. Call today for more information or to arrange a showing.



Mixed use recreational, timberland; 104 acre property; Simpson County; waterfowl; whitetail deer; small game; freshwater fishing.

Property Facts & Features

Main Structure

- No Structure

Other Structures

- N/A

Rights

- N/A

Water Access

- Creek / Stream

Fishing

- Freshwater Fishing

Wildlife

- Small Game
- Turkey
- Waterfowl
- Whitetail

Recreation

- ATV Trail Riding
- Bird Watching

Other

- Road Frontage



Mossy Oak Properties Forest Investments, Inc.

511 West Michigan Avenue
McComb, MS 39648

Phone: (601) 341-1131

Fax: (000) 000-0000

Link: <http://www.mossyoakproperties.com/land/39225>



MOSSY OAK PROPERTIES



Mossy Oak Properties Forest Investments, Inc.

511 West Michigan Avenue
McComb, MS 39648

Phone: (601) 341-1131

Fax: (000) 000-0000

Link: <http://www.mossyoakproperties.com/land/39225>