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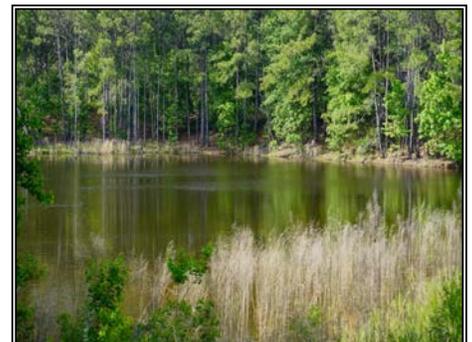
**Southern
States Realty**



This is the ideal tract for the savvy investor/recreational buyer because not only is it loaded with deer and turkeys, it's absolutely stocked with marketable timber. Located just minutes North of the LA state line in Amite County, MS you won't find a better area. There are multiple home sites secluded from view accessed via a private improved gravel road with internal power all through the tract. There's also an additional deeded easement to the East end of the property. The timber is a mix of manicured and managed loblolly pine with mixed hardwood throughout, including many 100 plus year-old water oaks providing tons of mast production and making for great stand locations. The tract has multiple food plots as well as 10 acres in a clipped powerline right of way where you'll be able to stretch your rifle out over 400 yards! The property has one pond already in place as and a couple of other sites that are promising pond sites. All the boundaries have been pushed clean and will provide hours of ATV fun and would be great for hiking during the offseason. With historical market conditions, the income potential on this tract from timber production over the next 20 years would be substantial, all the while, enjoying and managing the wildlife resource. Take a look at the pictures AGAIN and call today to schedule a showing.

Bean Road, Osyka, MS

31.023065, -90.689322 GPS



\$1,250,000

**278± Acres
MLS #144686**

