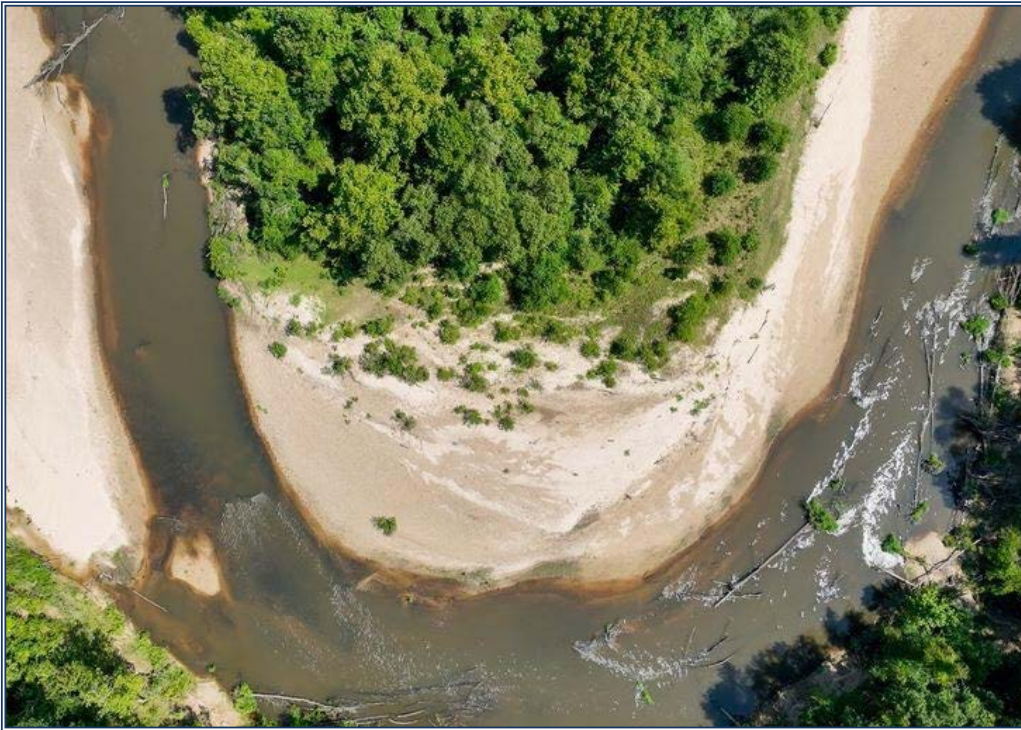




**Brandt Watson**  
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Cell: 601.341.8618  
SouthernStatesRealty.com



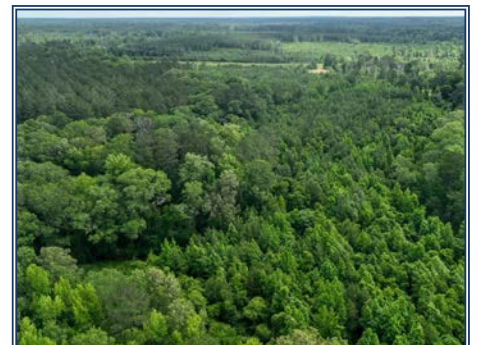
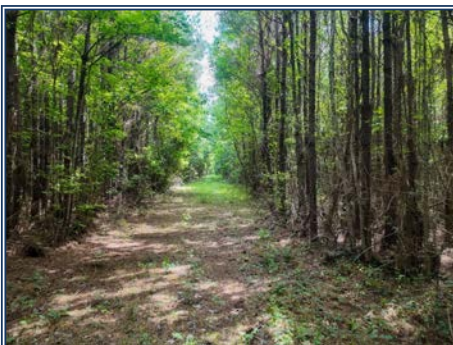
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345+- Acres of Riverfront Timber & Investment Tract in North Pike School District, Pike County, MS, 0.6 Miles on Bogue Chitto River, 1.5+ Miles of Road Frontage. Opportunities like this don't come around often. This 345+- acre tract in the North Pike School District is truly one of a kind. Offering a rare combination of river frontage, paved road access, timber value, and development potential. With approximately 0.6 miles on the beautiful Bogue Chitto River and over 1.5 miles of road frontage, this property is extremely versatile. Whether you're looking to hunt, build, invest, or develop, this land offers the access and features to do it all. You'll find mature hardwoods along the river. Along with planted pine plantations throughout the property, providing both current and future income potential. Internal trails and open areas make it easy to navigate and ideal for food plots, recreation, or dividing into smaller parcels. Property Highlights: 345+- acres in Pike County, MS 0.6+- miles of Bogue Chitto River frontage 1.5+- miles of paved road frontage on multiple sides North Pike School District Beautiful mature hardwoods along the river Multiple age classes of plantation pine Excellent deer, turkey, and small game hunting Development, investment, or recreational potential This is a rare large-acreage tract with all the right features: water, timber, road access, and location. Whether you're looking for a personal getaway, a family legacy property, or a long-term investment, this one checks all the boxes.

**Hwy 570, Summit, MS**

**31.313609, -90.392299 GPS**



**\$1,483,500**

**345± Acres  
MLS #145063**

