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**Southern
States Realty**



202+- Acres in Prentiss, MS - Pasture, Timber, and Development Opportunity Located just half a mile off Highway 84, this 202+- acre property in Prentiss, MS, offers a great mix of open pasture, timberland, and investment potential. The tract is split by Airport Road and River Road, providing easy access and nearly a mile of total road frontage. On the north side of River Road, you'll find approximately 90 acres of beautiful fenced pastureland, complete with two ponds and a blend of pine and hardwood timber—perfect for a cattle operation, horses, or a future homesite. On the south side of Airport Road lies the former gravel pit area, totaling roughly 112 acres. While the pit hasn't been in operation for several years, it still contains usable sand and offers about 80 acres of pine timber in multiple age classes, providing both recreational and long-term timber value. With its combination of open land, timber, and multiple access points, this property offers endless possibilities—whether for farming, a hunting retreat, or future development.

Airport Road, Prentiss, MS

31.59911, -89.90825 GPS



\$582,600

**202± Acres
MLS #4128085**

