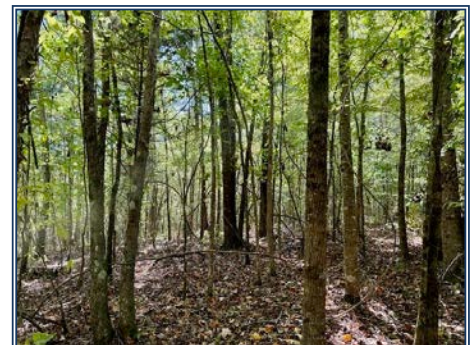
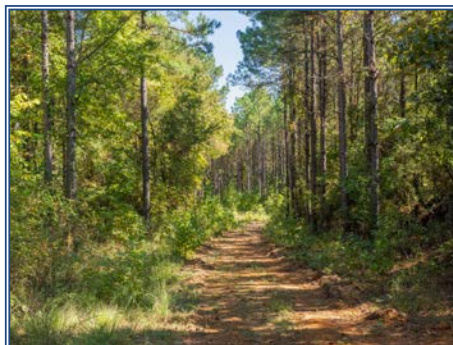
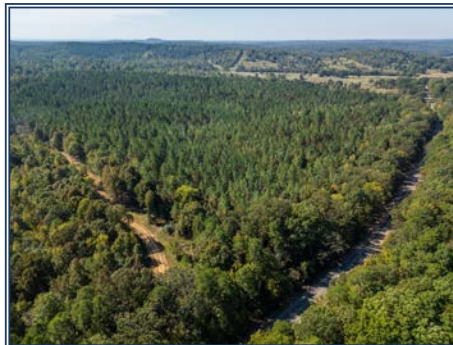




650 Acres - Managed Pine & Hardwood Timberland with a Lake Site - Calhoun County, MS. Located just 2 miles south of Bruce in Calhoun County, Mississippi, this 650+/- acre timberland tract offers a rare combination of investment-grade timber and recreational opportunities. The property features a well-maintained interior road system that makes the entire tract accessible, along with rolling hills, a 2.5-acre fishing pond, and an outstanding site for building a 25-acre lake supported by more than 100 acres of watershed. In addition, a dirt pit on the property offers the potential for substantial supplemental income alongside the timber revenue. The timber has been professionally managed with approximately 340 acres in pine stands ranging from pulpwood to sawtimber, and 300 acres in 20-year-old hardwood. With a variety of age classes in place, this property is set up for steady returns through timber thinning and selective harvests. Its proximity just 2 miles south of the Weyerhaeuser mill in Bruce ensures top dollar when pine timber is harvested. Beyond its investment value, this property is a sportsman's paradise. Year after year, it consistently produces excellent deer and turkey hunting thanks to its diverse habitat, strategic timber management, and proximity to farmland. With paved road frontage on both the north and south sides, access is convenient for timber harvesting and enhances the potential for future re-sale in smaller parcels. The primary entrance in the north side is from County Road 210, a quiet paved road with very little traffic, offering privacy and seclusion. Several hilltop sites are perfect for building a home, cabin, or hunting camp. This is a rare opportunity to own a large, well-managed timberland property that not only generates income through timber and other resources but also provides premier outdoor recreation and long-term land appreciation. A true hedge against inflation, this tract checks every box for the serious land investor, outdoorsman, or those seeking a legacy property to enjoy and pass down.

County Road 210, Pittsboro, MS

33.963299, -89.357800 GPS



\$1,755,000

650± Acres
MLS #25-2059



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