



Slade Priest
sladepriest1@gmail.com
Office: (601) 250-0017
Cell: (601) 888-0094
SouthernStatesRealty.com



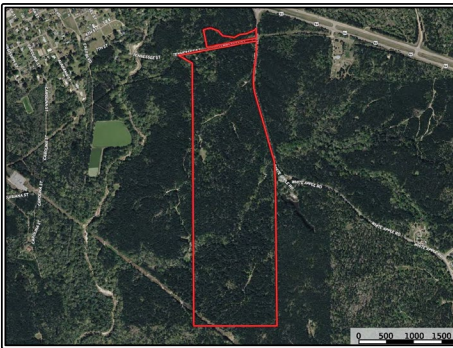
**Southern
States Realty**



If you've been looking for a good-sized hunting and recreational tract in Franklin County, MS, with timber value, history, and plenty of potential, this 169± acre property in Roxie deserves a look. Located just south of Highway 84, the property offers convenient blacktop road frontage while still giving you the privacy and country setting most buyers are looking for. The land has a nice mix of pine and hardwood timber, with the pine currently ready for thinning. A timber thinning could provide some immediate income while also improving wildlife habitat, opening up the woods, and making the property even easier to manage. A pretty creek runs through the tract, adding another great feature for wildlife and giving the property some nice character. Three established food plots are already in place, and the area is known for strong populations of both deer and turkey. The internal road system could use a little work in places, but that can potentially be handled prior to closing if necessary. With a little attention, the road system could provide good access throughout the property for hunting, timber management, and recreational use. Power and water are available, giving the next owner options for a future camp, homesite, or improvements. One of the more unique features of this property is the old home that still sits on the land. No current value is being placed on the house, but someone with the right vision may be able to renovate it and bring it back to the beautiful place it once was. There is a lot of history tied to this property, and it has remained in the same family for many years. Opportunities to purchase larger family-owned tracts like this don't come around every day. Whether you're looking for a hunting property, timber investment, weekend getaway, or a place to build and make your own, this 169± acres offers a little bit of everything. With blacktop frontage, utilities available, timber, creek frontage, established food plots, deer and turkey hunting, and years of history, there's plenty here for the next owner to work with and enjoy for years to come.

498 Tennessee Street, Roxie, MS

31.502562, -91.055614 GPS



\$625,000

**169± Acres
MLS #4158930**



#HUNTINGLANDMAN