



**Sartain's Heritage**  
Properties, LLC.  
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# Penders Creek 156 Acres +/- Kemper County, MS



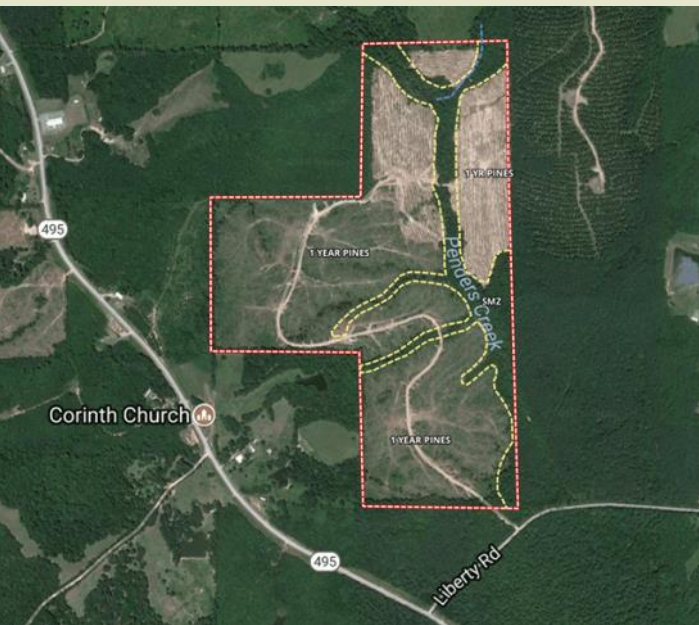
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156 +/- acres located just east of Hwy. 495 and off Liberty Road in Kemper County, Mississippi. Access is gated and a good gravel interior road traverses the property for easy movement around the property. There is frontage on two sides of Pender's Creek, a year-round running stream, protected by the Streamside Management Zone creating a wildlife corridor through the tract. The 126 acres of three-year replanted pines creates excellent deer habitat and hunting opportunities. Utilities are available on Liberty Road. Pender's Creek is only 11 miles north of the Gin Creek Boat Ramp on the 3500 acre Okatibbee Lake, located within the 6800 acre Okatibbee Wildlife Management Area, offering excellent fishing for bass, bream, crappie, catfish and hunting opportunities. Magnolia Records lists numerous bucks harvested in Kemper County in the 150 to 160 gross score category.

**\$1495.00 per acre/ \$232,636.95**





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