

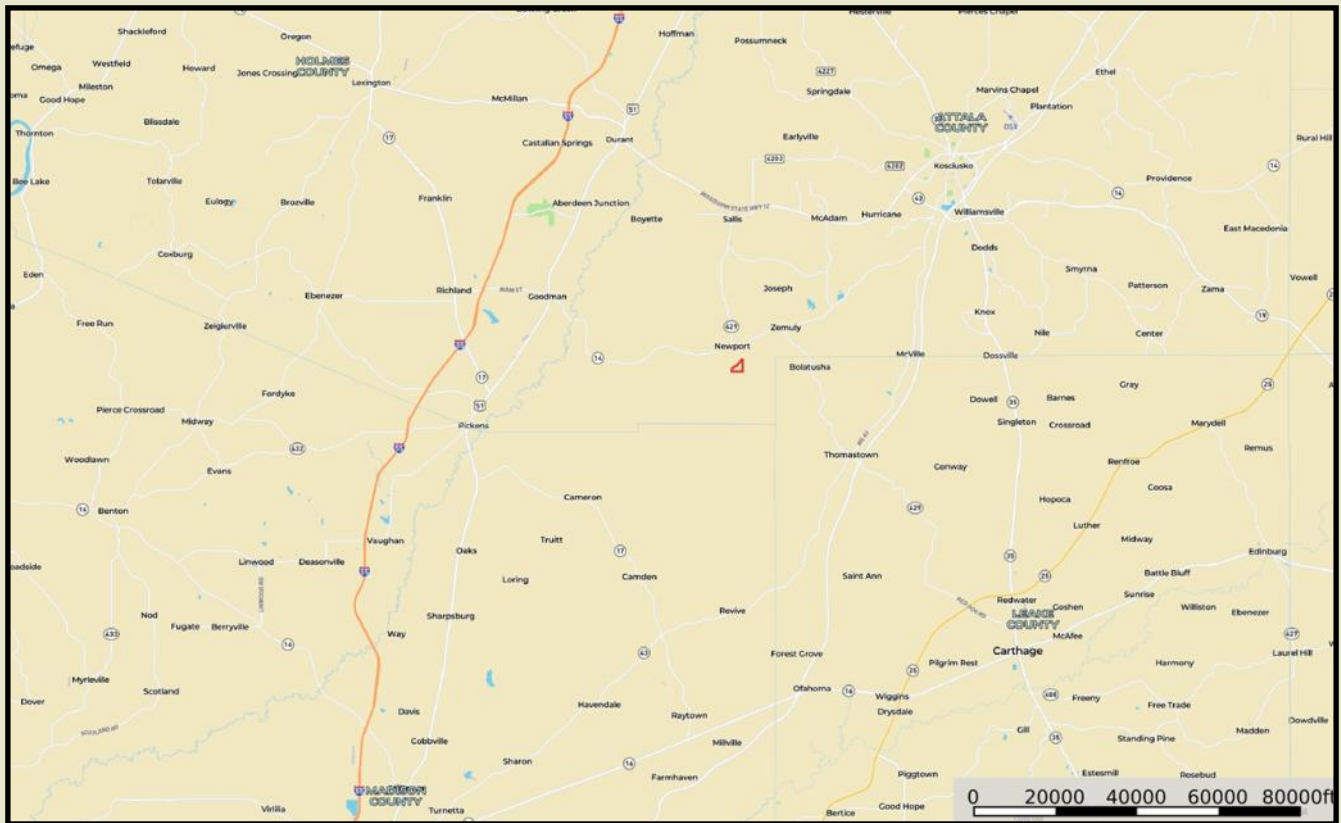


Deer Lake - Attala County, MS

This 108.9-acre property, nestled just south of Highway 14 in the Newport Community, presents a promising investment opportunity for timber and hunting enthusiasts alike. The predominant feature of this tract is the nine-year-old pine trees, which are nearing the ideal age for their first thinning. These pines cover approximately 88% of the land, indicating strong potential for future timber yield. Accessibility is ensured by the property's 4300 feet of frontage along gravel County Road 4016, making transportation convenient. Additionally, a 2800-foot gas pipeline easement traverses the southern portion of the property, providing not only an opportunity for food plots but also enhancing long-range visibility for hunting purposes. The gently sloping terrain lends itself well to the construction of a sizable lake, offering an approximate 14-acre lake site. Such a feature could further enhance the property's appeal for recreational activities and wildlife habitat. Situated just an hour's drive from Metro Jackson via I-55 or Highway 51 to Goodman and then Highway 14, the property's location is easily accessible, making it an attractive option for those seeking a retreat from urban life without sacrificing convenience. **\$2650 per acre / \$288,453.50**

Contact: J Parker Sartain 601.506.2398

All information contained herein is supplied by sources deemed reliable, but is not guaranteed by Sartain's Heritage Properties, its Brokers or Agents. Properties are subject to errors, omissions, correction, price change, prior sale or withdrawal without notice. All Buyer's agents are required be identified on the first contact with Broker/Agents of Sartain's Heritage Properties and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation shall be at the sole discretion of the Broker and Sartain's Heritage Properties.



All information contained herein is supplied by sources deemed reliable, but is not guaranteed by Sartain's Heritage Properties, its Brokers or Agents. Properties are subject to errors, omissions, correction, price change, prior sale or withdrawal without notice. All Buyer's agents are required be identified on the first contact with Broker/Agents of Sartain's Heritage Properties and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation shall be at the sole discretion of the Broker and Sartain's Heritage Properties.



All information contained herein is supplied by sources deemed reliable, but is not guaranteed by Sartain's Heritage Properties, its Brokers or Agents. Properties are subject to errors, omissions, correction, price change, prior sale or withdrawal without notice. All Buyer's agents are required be identified on the first contact with Broker/Agents of Sartain's Heritage Properties and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation shall be at the sole discretion of the Broker and Sartain's Heritage Properties.