

**New Pines & Mature Hardwood Tract**  
**County Road 5230**  
**Booneville, MS 38829**

**\$280,000**  
**218.770± Acres**  
**Prentiss County**





## New Pines & Mature Hardwood Tract Booneville, MS / Prentiss County

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### **SUMMARY**

**Address**

County Road 5230

**City, State Zip**

Booneville, MS 38829

**County**

Prentiss County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

34.5503 / -88.5343

**Taxes (Annually)**

814

**Acreage**

218.770

**Price**

\$280,000

**Property Website**

<https://www.mossyoakproperties.com/property/new-pines-mature-hardwood-tract-prentiss-mississippi/21418/>



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### **PROPERTY DESCRIPTION**

These 218 plus acres are on each side of County Road 5230 in Prentiss County, Mississippi in the west half of the northeast quarter of Section 23, Township 6, Range 7 East. Boasting 155 +/- acres of recently planted pines with the balance in mature hardwood and pine/hardwood mixed, this tract is set up to be a good future timber investment. The almost 4 miles of roads affords easy access for multiple uses such as a hunting tract or private homeplace. Convenient to Booneville.

Shown by appointment only. Text/call Nathan McCollum at [256-345-0074](tel:256-345-0074) to schedule an appointment or for additional information.



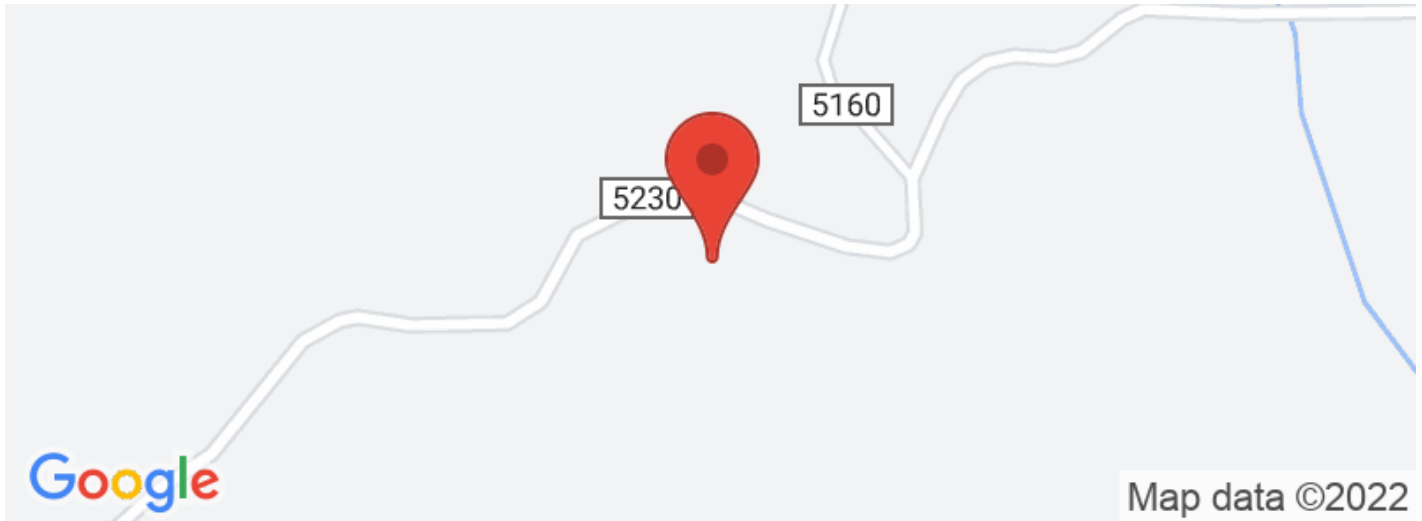


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## Locator Maps





## Aerial Maps



**New Pines & Mature Hardwood Tract  
Booneville, MS / Prentiss County**

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**LISTING REPRESENTATIVE**

**For more information contact:**



**Representative**

Nathan McCollum

**Mobile**

(256) 345-0074

**Email**

[nmccollum@mossyoakproperties.com](mailto:nmccollum@mossyoakproperties.com)

**Address**

1229 Hwy 72 East

**City / State / Zip**

Tuscumbia, AL 35674

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**NOTES**

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**MORE INFO ONLINE:**

**[MossyOakProperties.com](http://MossyOakProperties.com)**

## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties Southeast Land & Wildlife, LLC**

**1229 Hwy 72 East**

**Tuscumbia, AL 35674**

**(256) 345-0074**

**MossyOakProperties.com**

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**MORE INFO ONLINE:**

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