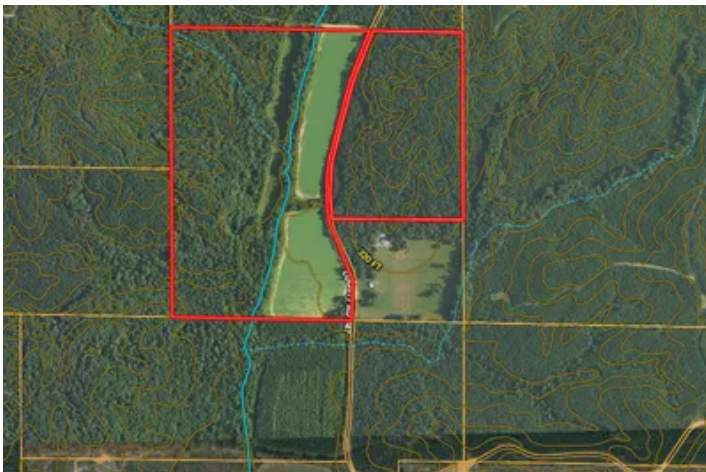


Bruce MS Timber and Row Crop 138
0 County Rd 247
Bruce, MS 38915

\$345,000
138± Acres
Calhoun County



Bruce MS Timber and Row Crop 138
Bruce, MS / Calhoun County

SUMMARY

Address

0 County Rd 247

City, State Zip

Bruce, MS 38915

County

Calhoun County

Type

Farms, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

34.006308 / -89.477966

Taxes (Annually)

552

Acreage

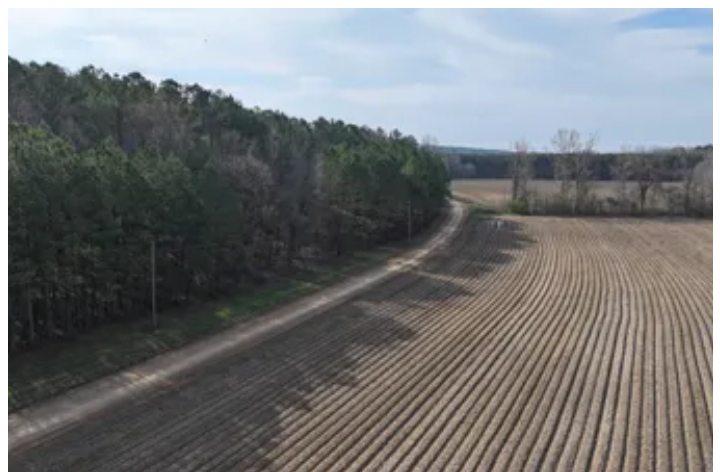
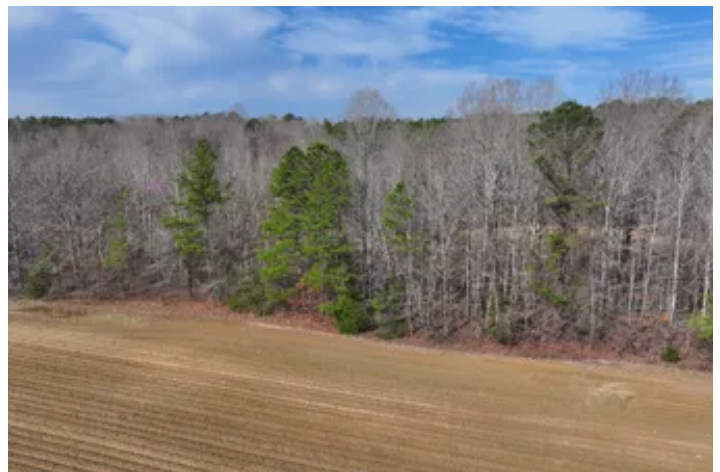
138

Price

\$345,000

Property Website

<https://www.mossyoakproperties.com/property/bruce-ms-timber-and-row-crop-138-calhoun-mississippi/53114/>



Bruce MS Timber and Row Crop 138
Bruce, MS / Calhoun County

PROPERTY DESCRIPTION

This awesome tract offers so much. It is being sold with no restrictions. Properties like this are so special when they offer a good investment, creek access for those warm days or blank canvas for your mini farm.

Timber investment

Creek access

Currently generating income from row crop lease

Located on a quiet county road

Abundant deer signs

Possible mini farm

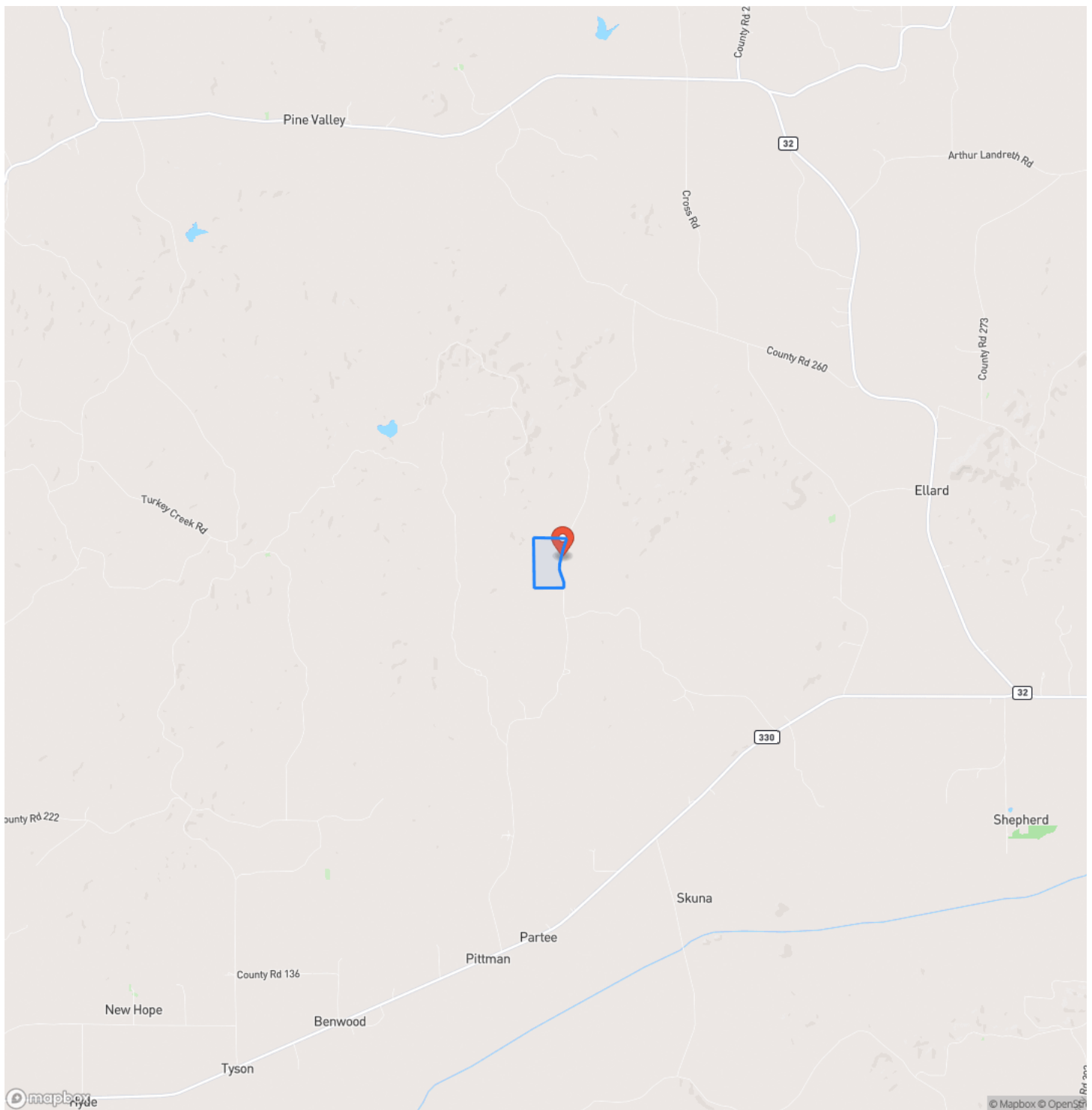
Multiple house sites



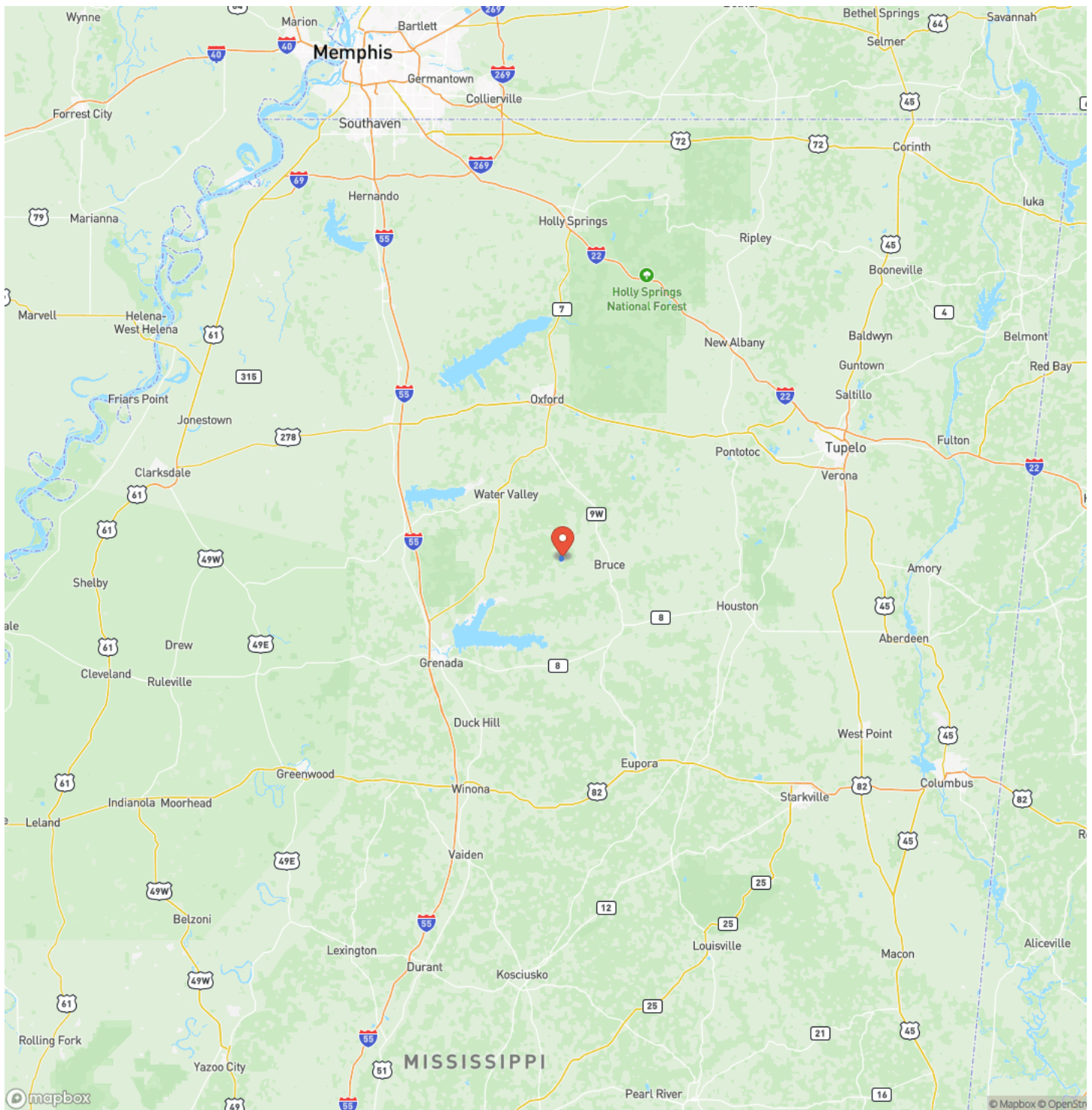
Bruce MS Timber and Row Crop 138
Bruce, MS / Calhoun County



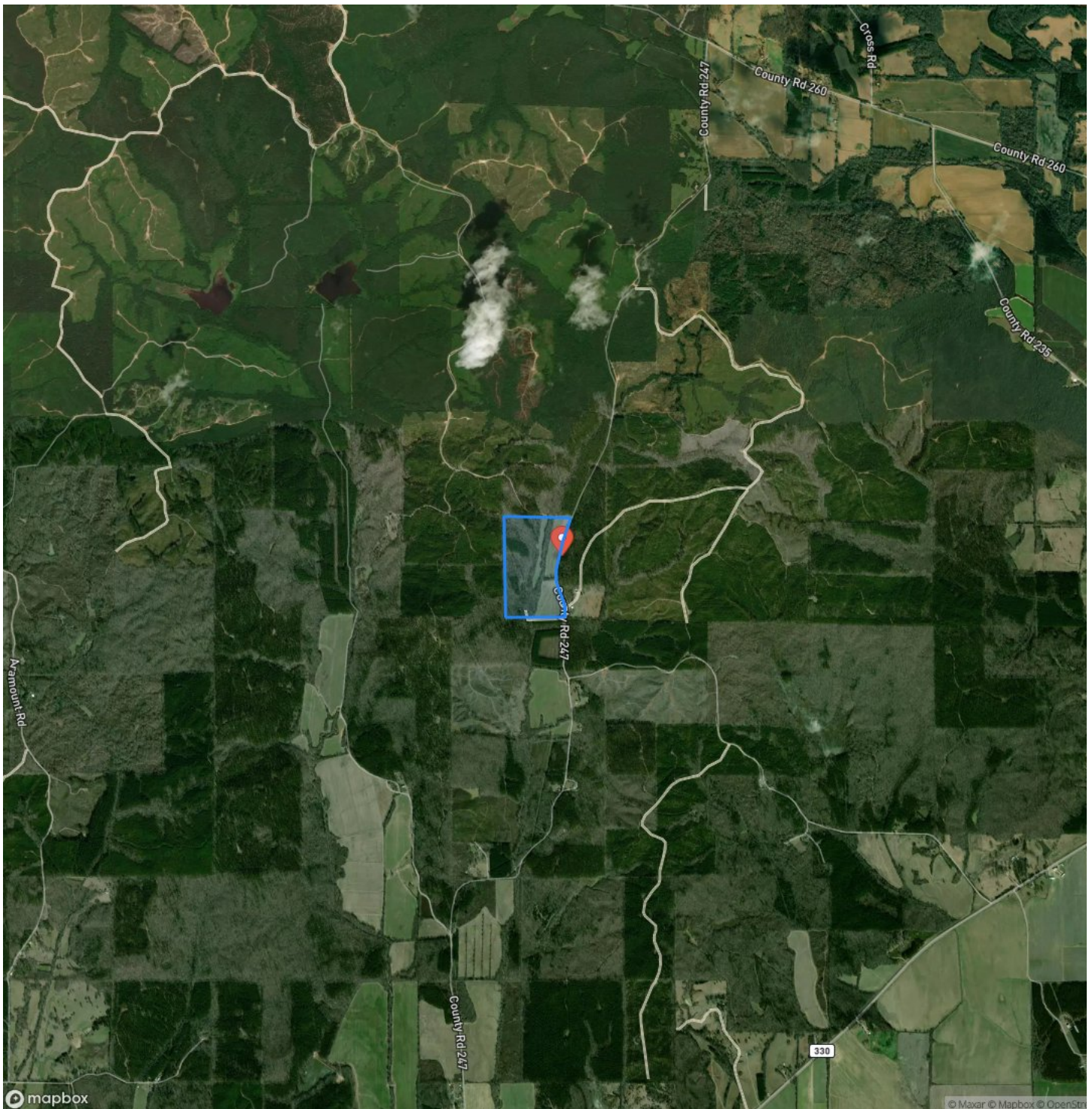
Locator Map



Locator Map



Satellite Map



Bruce MS Timber and Row Crop 138
Bruce, MS / Calhoun County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Hanson

Mobile

(662) 386-3814

Office

(662) 495-1121

Email

jhanson@mossyoakproperties.com

Address

639 Commerce Street

City / State / Zip

West Point, MS 39773

NOTES

[illegible]

MORE INFO ONLINE:

MossyOakProperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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.



Mossy Oak Properties Bottomland Real Estate

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