

Chickasaw Natchez Trace-76 Acres
Natchez Trace Pkwy/ Country Rd 80
Woodland, MS 39776

\$174,800
76± Acres
Chickasaw County



Chickasaw Natchez Trace-76 Acres
Woodland, MS / Chickasaw County

SUMMARY

Address

Natchez Trace Pkwy/ Country Rd 80

City, State Zip

Woodland, MS 39776

County

Chickasaw County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.778096 / -89.014113

Taxes (Annually)

284

Acreage

76

Price

\$174,800

Property Website

<https://www.mossyoakproperties.com/property/chickasaw-natchez-trace-76-acres-chickasaw-mississippi/48441/>



Chickasaw Natchez Trace-76 Acres Woodland, MS / Chickasaw County

PROPERTY DESCRIPTION

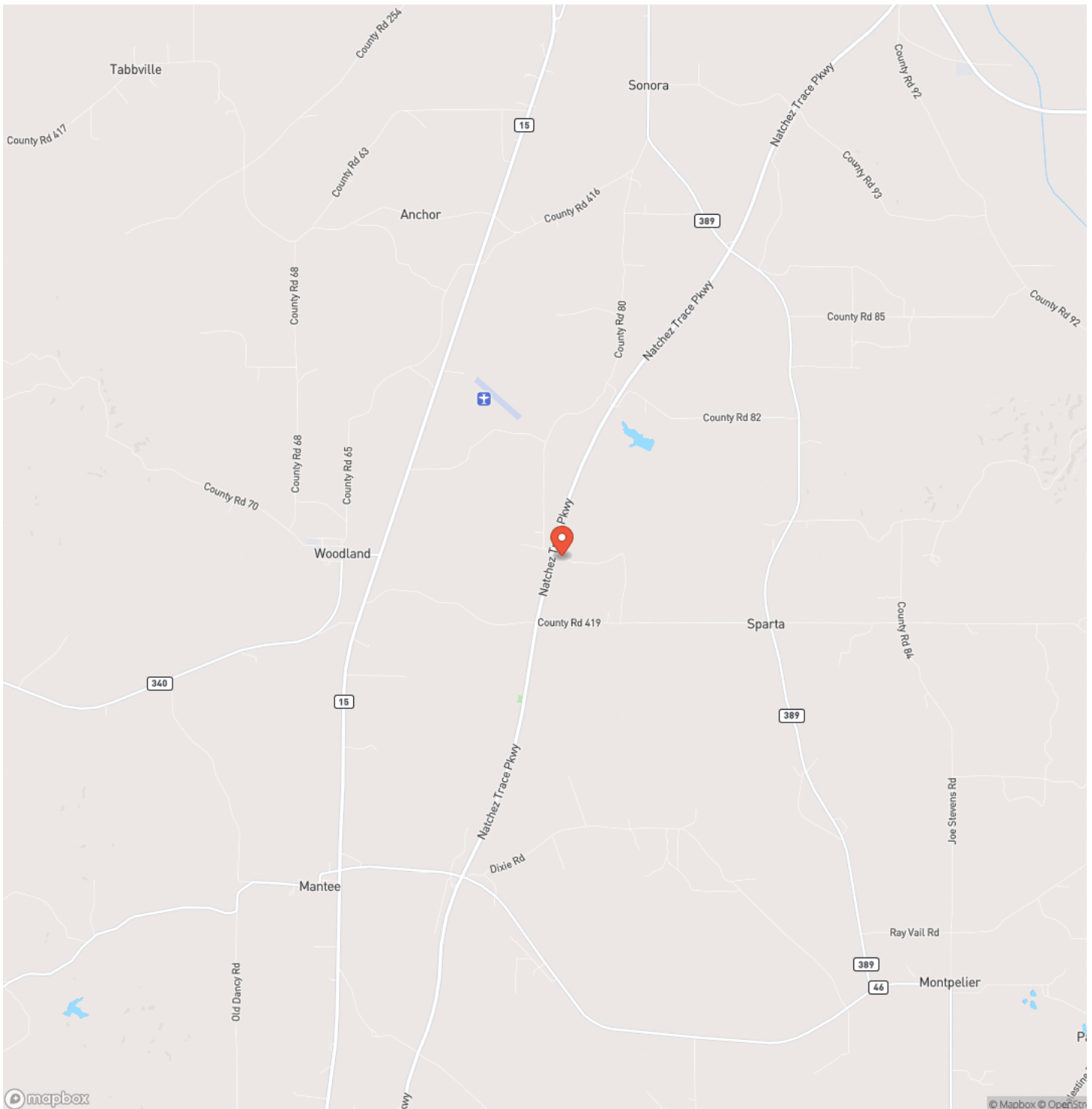
This incredible 76+/- acre property is the perfect recreational hunting tract located just east of Woodland, MS on the Natchez Trace Parkway. Made up primarily of mixed hardwood/pine with a creek(Little Cane Creek) that runs east to west through the center of the property. South of the creek is mainly hardwoods while the northern part of the property is mixed hw/pine. A power line is located on the entire west line of the property which allows you to access most of the property. Multiple ponds are located throughout this tract which are beneficial to various wildlife species such as deer and turkey. Country rd 80 runs along the northern line which makes this property easily accessible to utilities. Property does have a scenic easement on land adjoining the Natchez Trace Parkway. If you have any questions please call Will Waits at [769-572-2267](tel:769-572-2267) !!



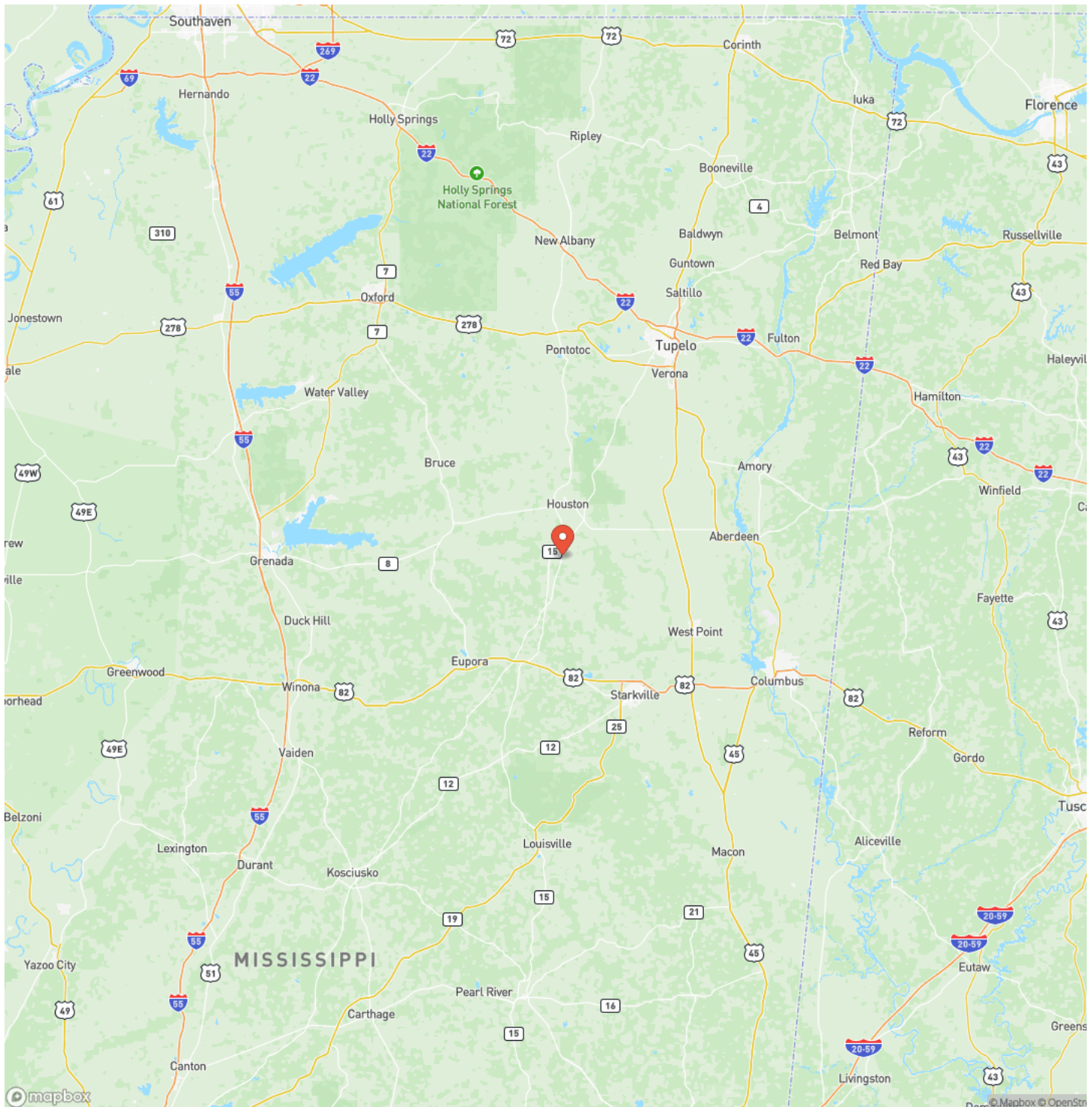
Chickasaw Natchez Trace-76 Acres
Woodland, MS / Chickasaw County



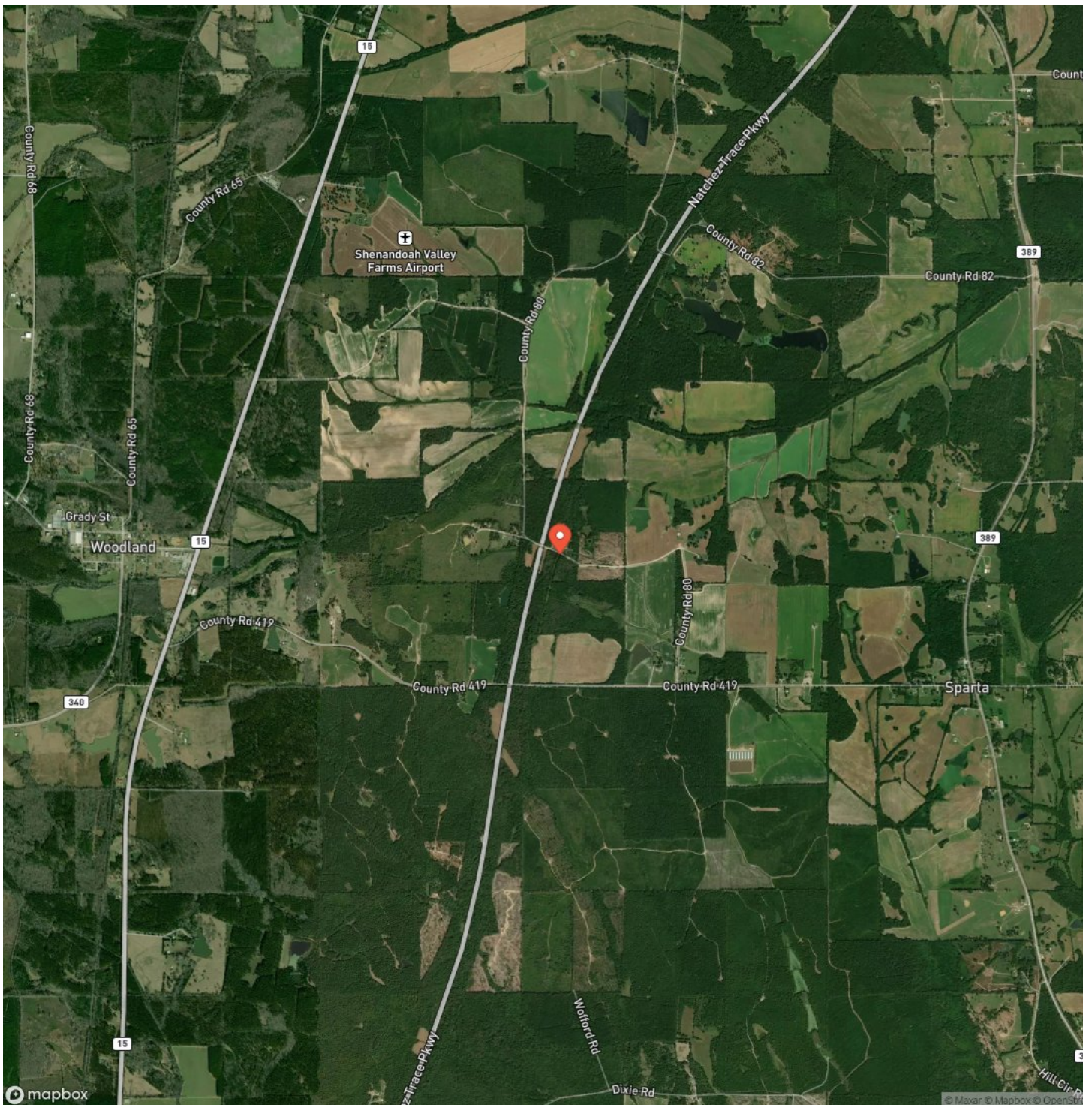
Locator Map



Locator Map



Satellite Map



Chickasaw Natchez Trace-76 Acres Woodland, MS / Chickasaw County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Waits

Mobile

(769) 572-2267

Office

(662) 495-1121

Email

wwaits@mossyoakproperties.com

Address

128 West Franklin Street

City / State / Zip

Carthage, MS 39051

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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

639 Commerce Street
West Point, MS 39773
(662) 495-1121
MossyOakProperties.com

