277 acres on Fair River
224 Foster Ln
Sontag, MS 39665

$1,389,000
277.8± Acres
Lawrence County







SUMMARY

Address
224 Foster Ln

City, State Zip
Sontag, MS 39665

County
Lawrence County

Type
Hunting Land, Horse Property, Timberland, Riverfront, Lakefront, Recreational Land, Farms

Latitude / Longitude
31.59169 / -90.235498

Bedrooms / Bathrooms
3 / 1

Acreage
277.8

Price
$1,389,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

277.8 Acres on Fair River with Timber, Pasture, Lake Access & Mobile Home

Properties like this don't come along very often. This 277.8 acre tract has a little bit of everything and offers an excellent combination of recreation, timber investment, farming opportunities, and river frontage.

The standout feature is the extensive frontage along the Fair River. Whether you enjoy fishing, wildlife, or simply owning property with beautiful water features, the river frontage adds tremendous value and appeal to this tract.

The property also features approximately 50 acres of beautiful hay pasture that is fenced with barbed wire and ready for livestock or continued agricultural use. Included on the property is a 3-bedroom, 1-bath mobile home with utilities already in place, making it an ideal hunting camp, weekend getaway, or place to stay while enjoying the property.

For the investor, approximately 220 acres are in managed pine timber mixed with hardwood timber. The timber was thinned approximately two years ago and was appraised in 2025 at an estimated value of $150,000 to $200,000, providing immediate and future timber value.

Recreational opportunities are outstanding. The property includes shared access to an approximately 10-acre lake, multiple creeks, a duck pond, and excellent habitat for deer, turkey, ducks, and small game. A good trail system runs throughout the property, making it easy to access nearly every part of the tract.

Property lines are well marked, road frontage provides convenient access, and the combination of river frontage, timber, pasture, water features, and improvements make this a truly unique offering.

If you've been looking for a property that can be enjoyed today while also offering long-term investment potential, this Fair River tract deserves a look.





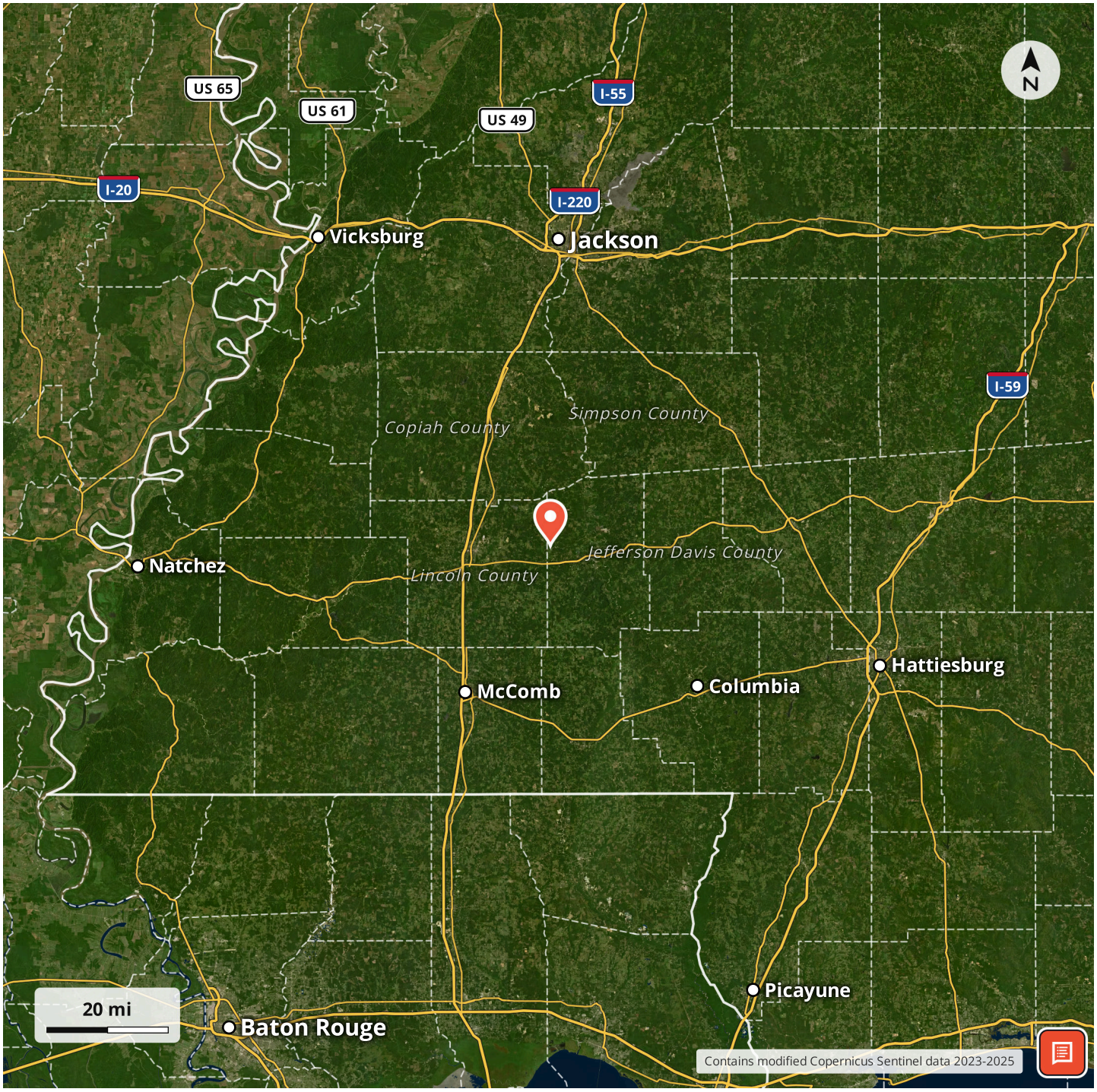




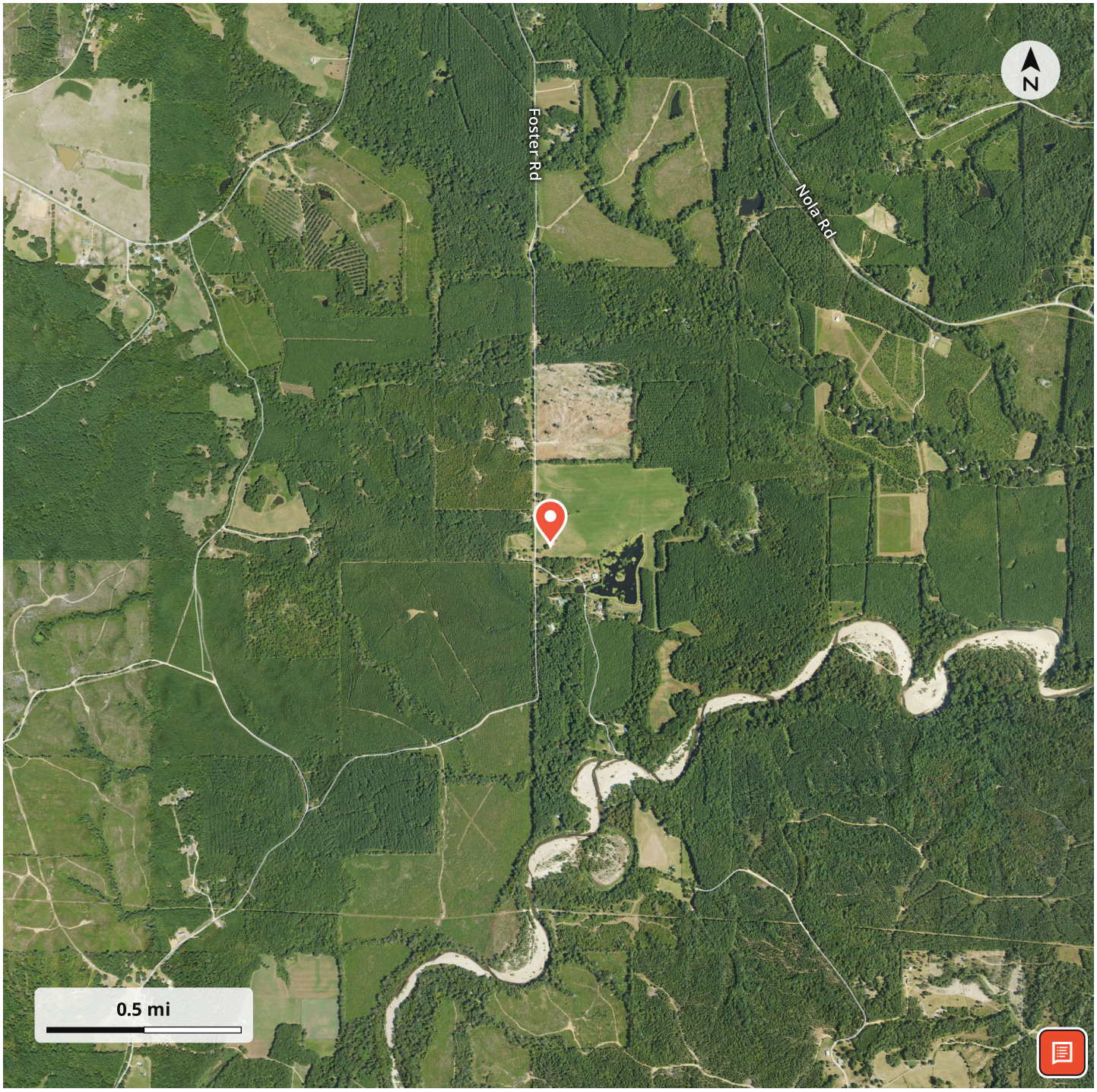




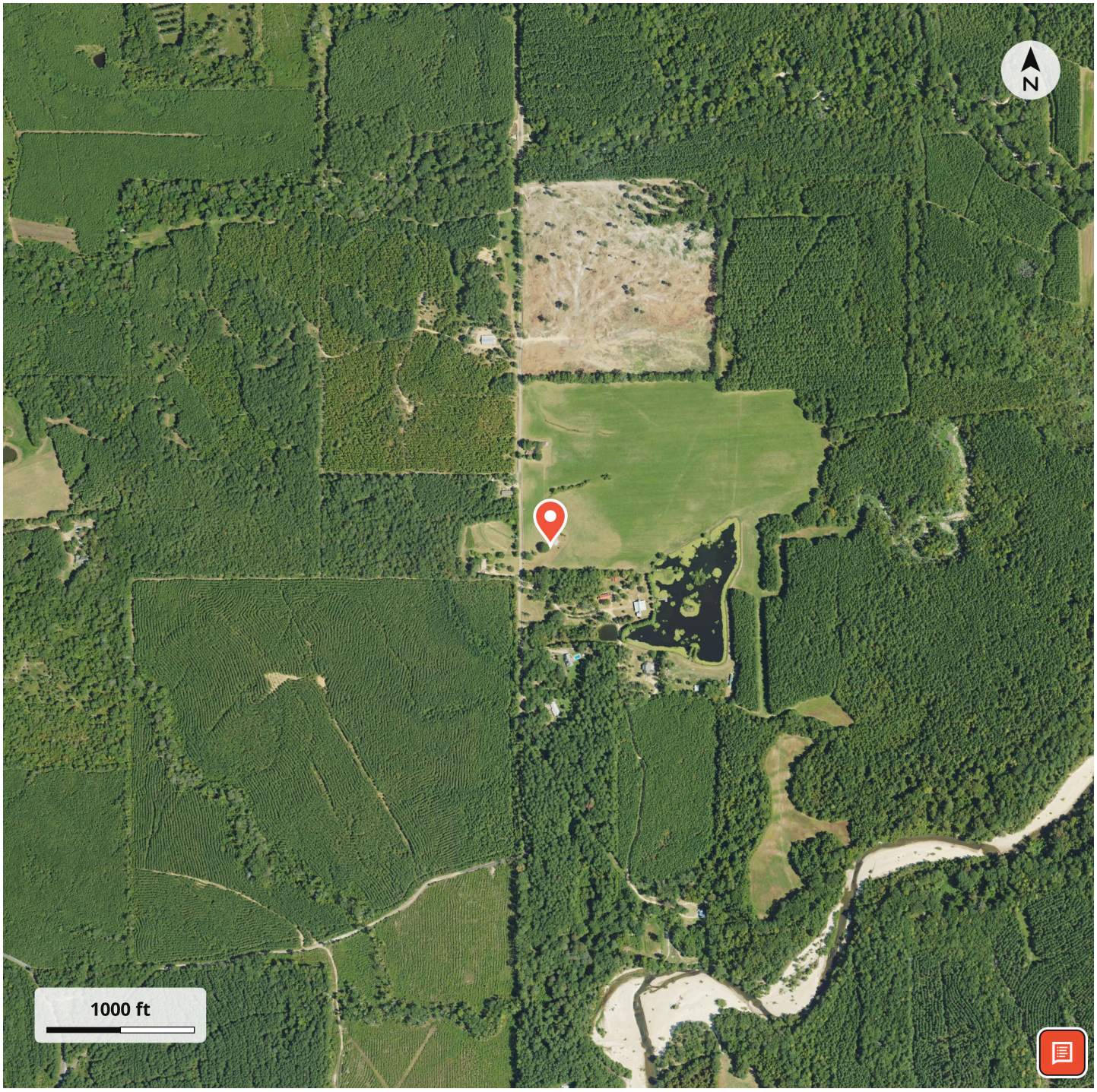
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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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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