

277 acres on Fair River
224 Foster Ln
Sontag, MS 3966

\$1,389,000
277.8± Acres
Lawrence County



277 acres on Fair River
Sontag, MS / Lawrence County

SUMMARY

Address

224 Foster Ln null

City, State Zip

Sontag, MS 3966

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

<https://www.mossyoakproperties.com/property/277-acres-on-fair-river-lawrence/mississippi/110686/>



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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.

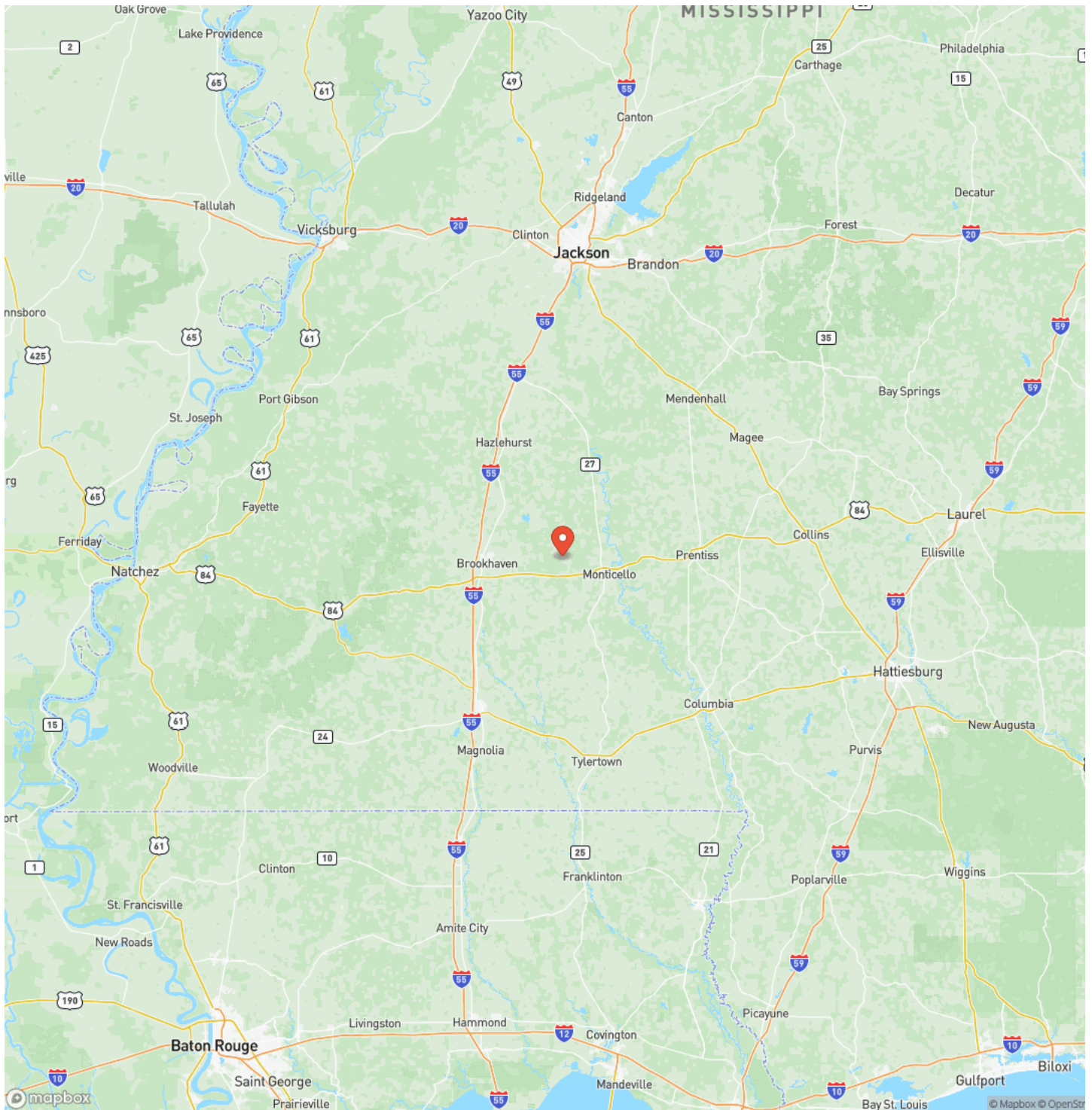
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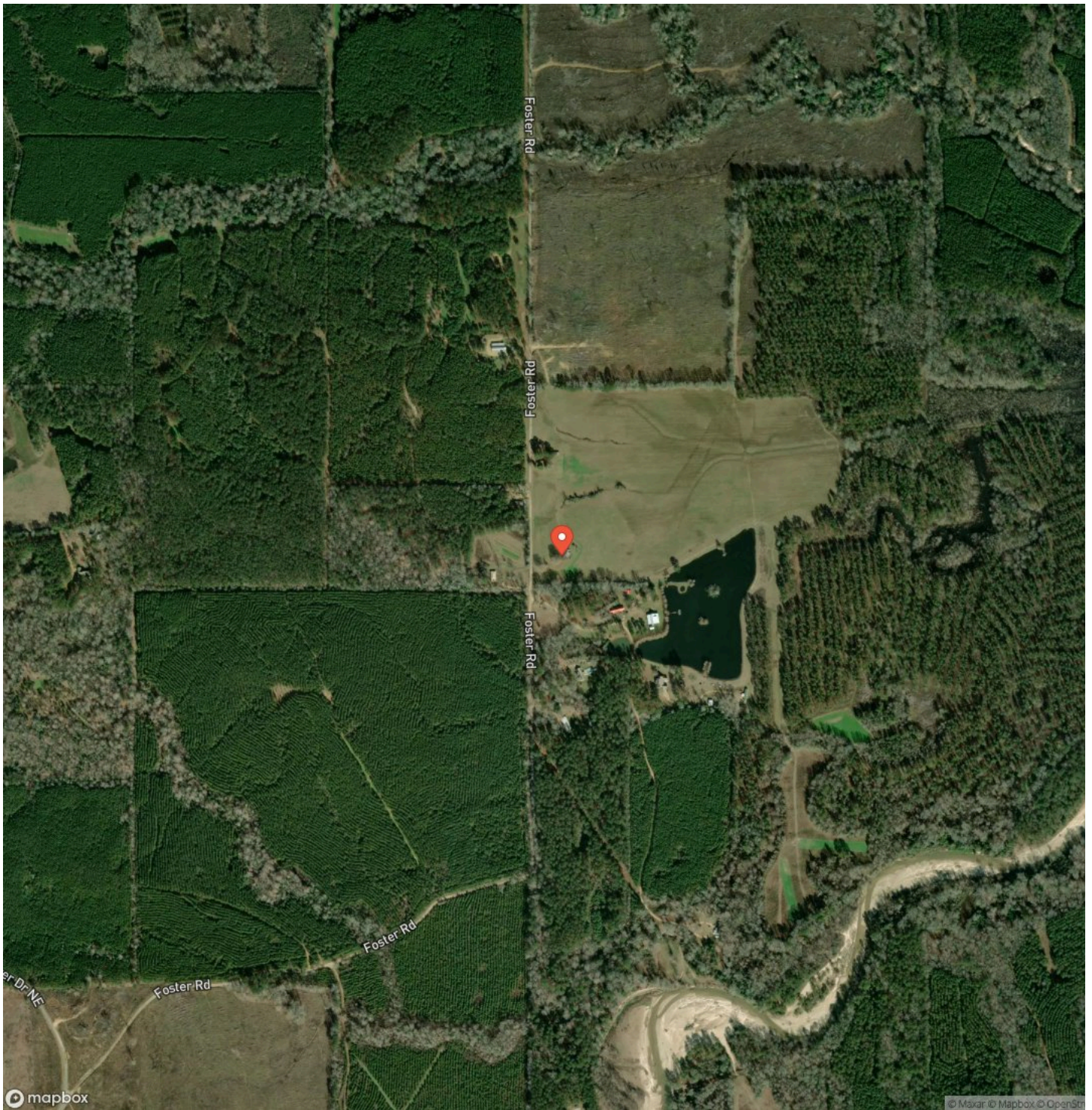
Locator Map



Locator Map



Satellite Map



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