The Butler 22 – 22 Acres of 15-Year-Old Pine Timber and Hunting Land with Community Water on Shuqualak Road, Noxubee County, MS
1320 Shuqualak Rd
Shuqualak, MS 39361

$73,600
22± Acres
Noxubee County







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Shuqualak, MS / Noxubee County

SUMMARY

Address
1320 Shuqualak Rd

City, State Zip
Shuqualak, MS 39361

County
Noxubee County

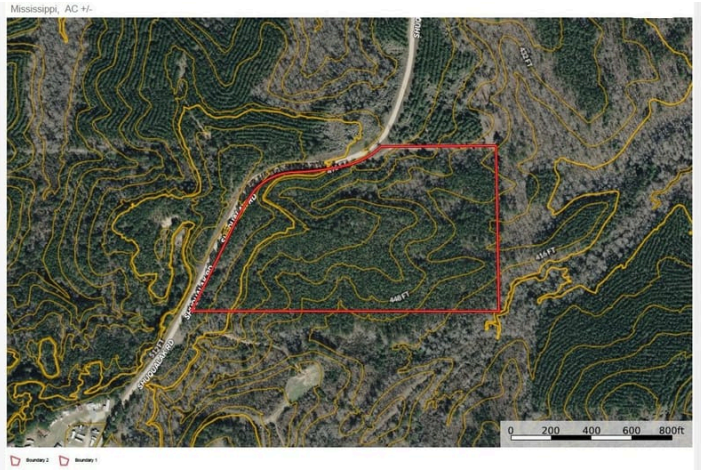
Type
Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude
32.984659 / -88.746345

Acreage
22

Price
$73,600

Property Website
www.mossyoakproperties.com







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

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Shuqualak, MS / Noxubee County

PROPERTY DESCRIPTION

22 +/- Acres of 15-Year-Old Planted Pine with Road Frontage and Community Water in the Butler Community west of Shuqualak - Noxubee County, Mississippi

Quick facts

- Acreage: 22 +/- acres
- Location: Shuqualak, Noxubee County, Mississippi 39361
- Price: $73,600 ($3,345 per acre)
- Property type: Hunting Land, Recreational Land, Timberland, Undeveloped Land
- Road access: County Road
- Land cover: Wooded
- Wildlife: Small Game, Turkey, Whitetail Deer
- Utilities: Water Available
- Current use: Timber, Hunting
- Possible uses: Hunting, Investment, Recreational, Residential, Timber
- Timber: about 22 acres of 15 +/- year-old planted pine
- Water: community water available from the Shuqualak-Butler Water Association
- Parcel ID: 016-15-015.00
- Listing agent: Wendell Giesbrecht, Mossy Oak Properties Bottomland Real Estate (Golden Triangle, West Point office)

The Butler 22 is a 22 +/- acre tract of 15-year-old planted pine in the Butler community of Noxubee County, Mississippi, at 1320 Shuqualak Road, about 11.6 miles west of Shuqualak. It is undeveloped land with road frontage and community water available, priced for a hunter who wants a small tract of his own, a buyer who wants a cabin site in pine country, or an investor who wants a pine stand approaching its first thinning.

The land

- About 22 acres of 15 +/- year-old planted loblolly pine, close to first-thinning age
- Varied terrain with natural contours that give the tract more character than its size suggests
- Road frontage on Shuqualak Road
- Community water available from the Shuqualak-Butler Water Association; power in the area; no structures on the property

Hunting and timber

A 15-year-old pine stand is thick cover, and thick cover is where the deer bed in Noxubee County. Turkey and small game use it as well. Thin the stand on schedule and it pays for itself: a first thinning produces pulpwood income and opens the stand for the understory that feeds wildlife, and the remaining trees grow into sawtimber.

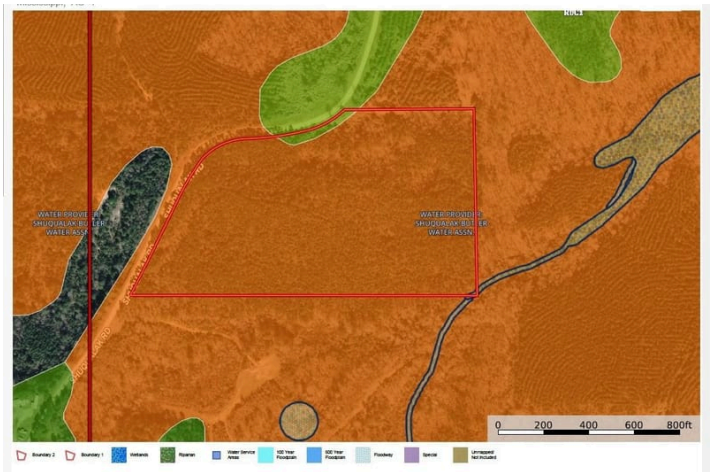
Location

The Butler community is in western Noxubee County between Shuqualak and Louisville. Macon and Highway 45 are about 25 minutes, Columbus and Starkville about an hour, and Meridian about an hour and a quarter. It is quiet, rural, and surrounded by the kind of large timber and farm tracts that keep the hunting good.

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Wendell Giesbrecht with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golden Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.


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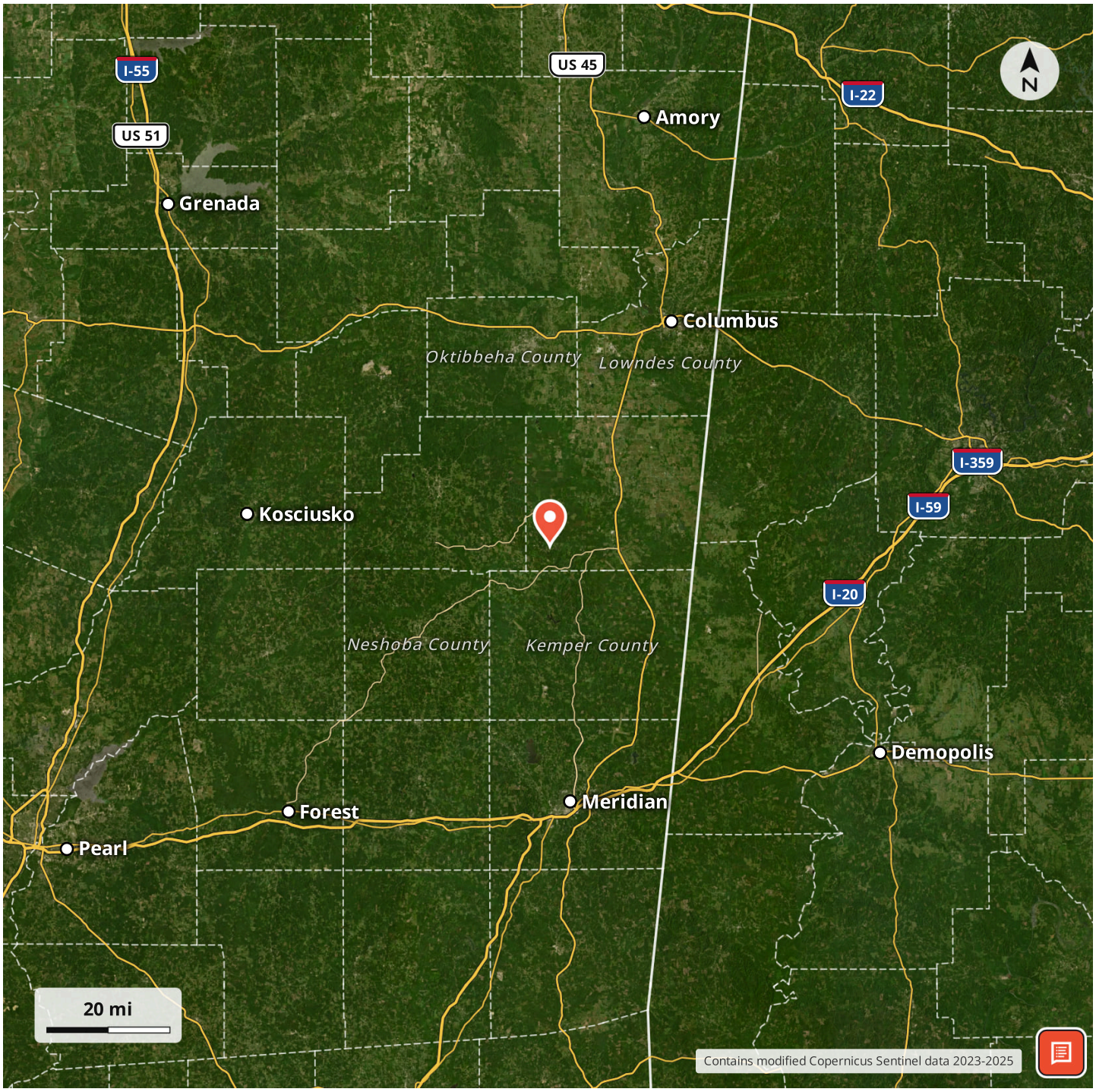




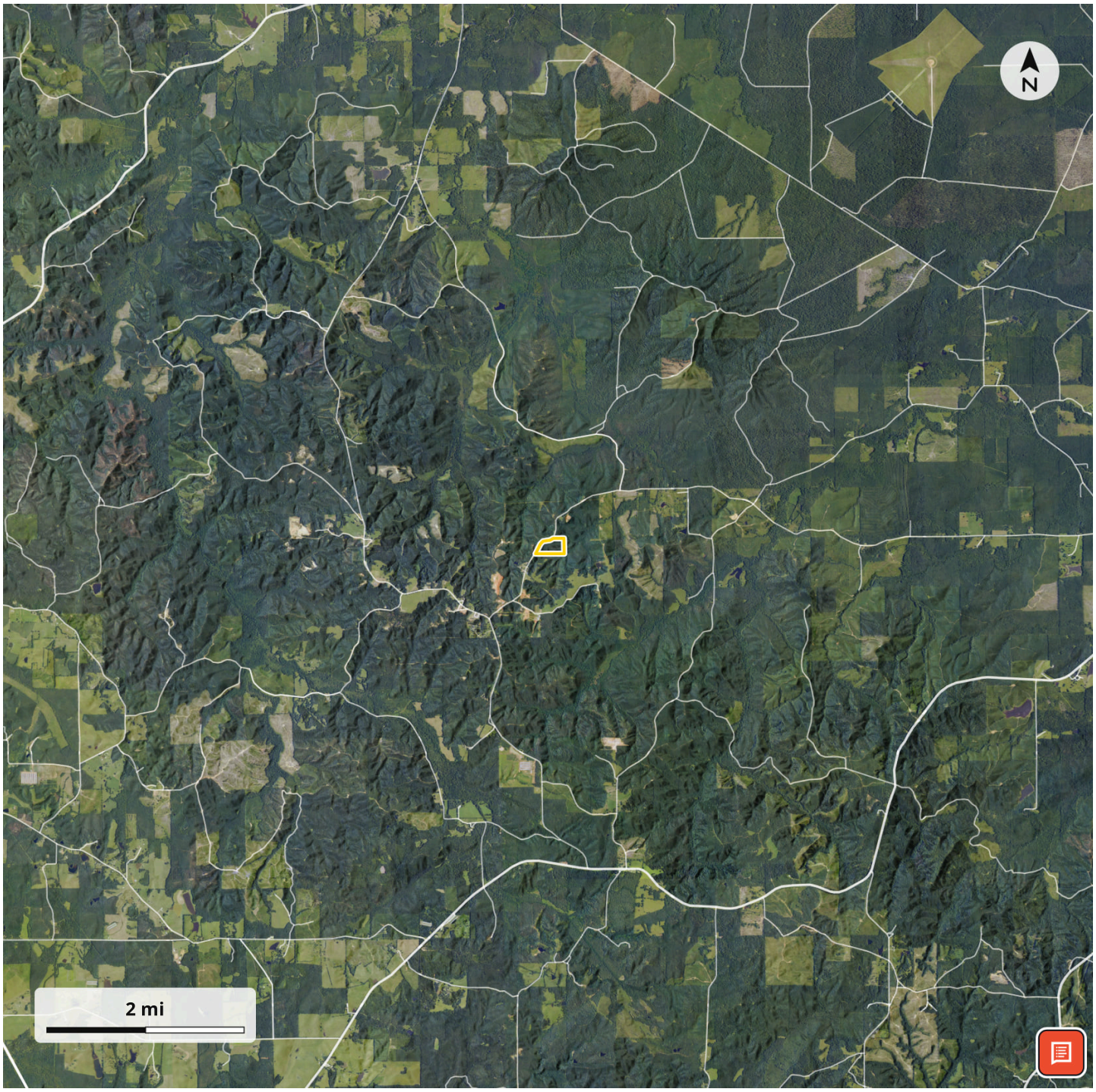




Regional Map



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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