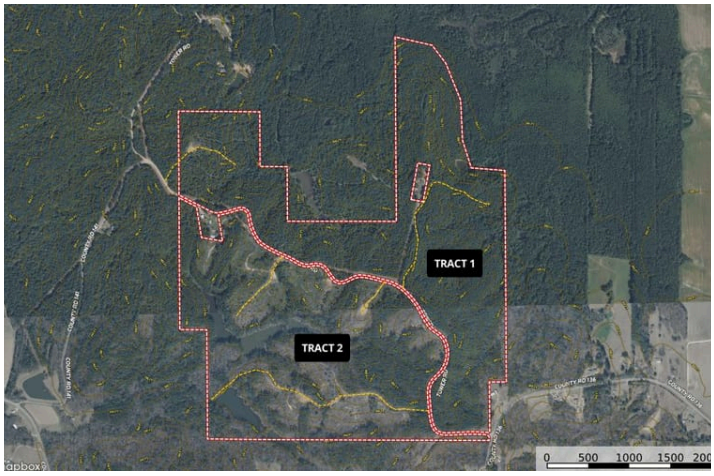
Johnny Main South 144.37+/- Acres
County Road 141
Pittsboro, MS 38951

$397,005
144.37± Acres
Calhoun County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
County Road 141

City, State Zip
Pittsboro, MS 38951

County
Calhoun County

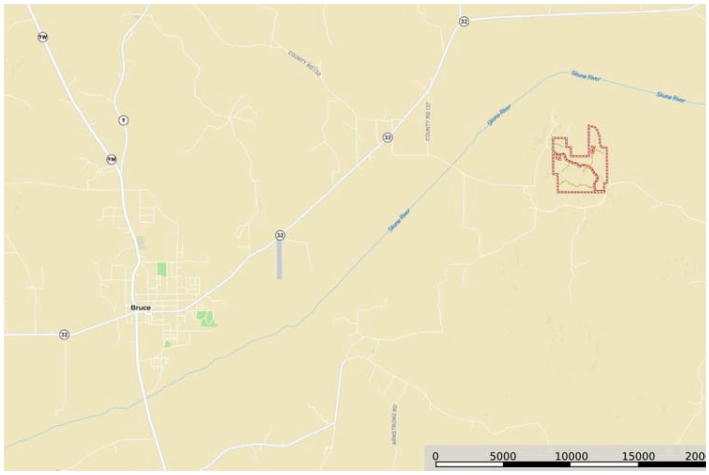
Type
Hunting Land, Recreational Land, Undeveloped Land, Lakefront, Timberland

Latitude / Longitude
34.019837 / -89.242184

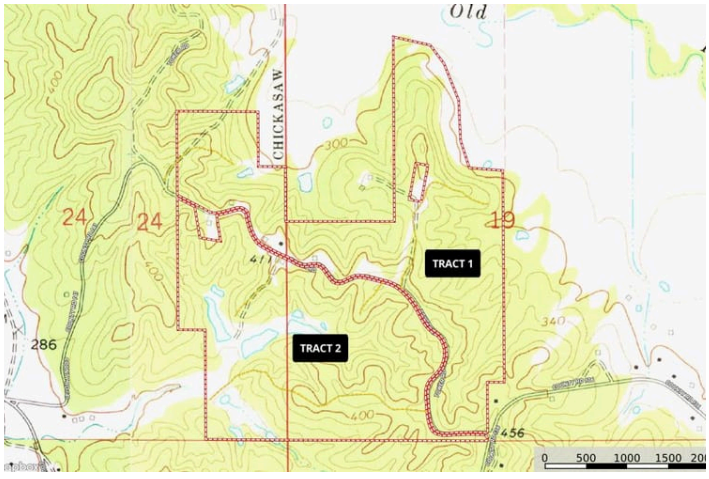
Acreage
144.37

Price
$397,005

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

144.37+/- Acres of Timberland, Lakes & Development Potential Near Bruce and Oxford, MS

This 144.37+/- acre property offers a combination of timber investment, recreational opportunity, beautiful views, and development potential in a convenient North Mississippi location. Located approximately 7.4 miles from Bruce and 36 miles from Oxford, this property provides plenty of room for a private estate, recreational retreat and timber investment.

The property features excellent county road frontage, with power, water, and internet available along the road. Multiple gated access points provide convenient entry to different areas of the property. With the way the acreage lays out, the property could also be well suited for dividing into smaller tracts, giving a developer or investor flexibility for future use.

One of the highlights of this property is the three beautiful lakes, which add tremendous appeal for recreation, fishing, wildlife, and future homesites. There are also numerous potential house sites throughout the property, many offering excellent views of the surrounding land.

The timber is well established and offers both current and future investment potential. The south side of the county road is primarily made up of 2-year-old planted pine, giving a future owner a young timber stand with long-term growth potential.

With its road frontage, utilities, multiple access points, three lakes, excellent topography, numerous homesites, and established and growing pine timber, this property offers a variety of possibilities.

There is also 152.78 +/- acres north of County Road 141 available for purchase that is primarily 19yr old thinned pine.

Property Highlights:

- 144.37+/- total acres
- Approximately 7.4 miles from Bruce, MS
- Approximately 36 miles from Oxford, MS
- Excellent county road frontage
- Power, water, and internet available along the road
- Multiple gated access points
- Three beautiful lakes
- Numerous potential homesites
- Excellent views
- 2 year old planted pine
- Potential long-term timber investment
- Great hunting and fishing
- Excellent opportunity for development

Whether you're looking for timberland for sale near Bruce, MS, recreational land near Oxford, a long-term timber investment, or a large tract with development potential, this 297.1 acre property deserves a close look.

Hunter McCool, Certified Land Specialist

Central MS Managing Broker

Mossy Oak Properties Bottomland Real Estate

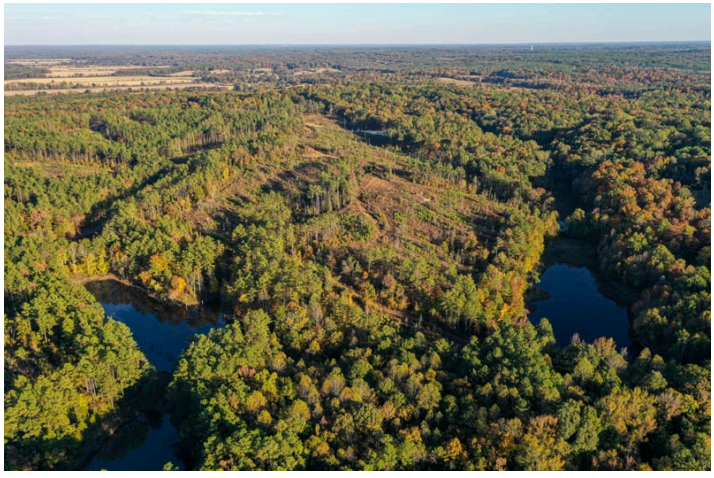
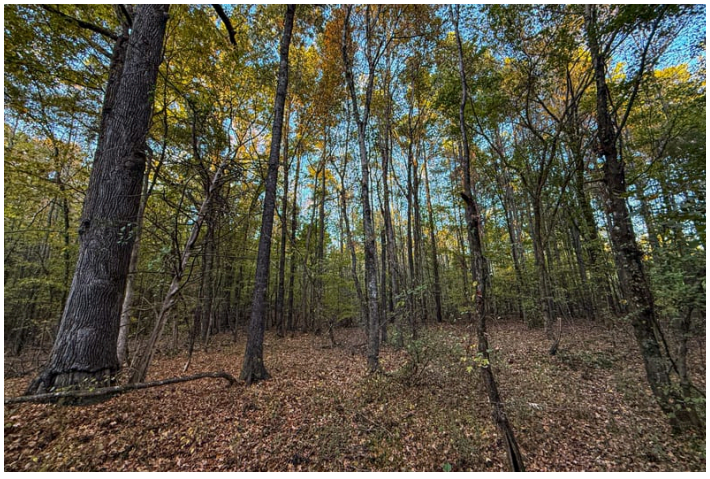
Licensed in MS and AR

Cell 662-295-7447

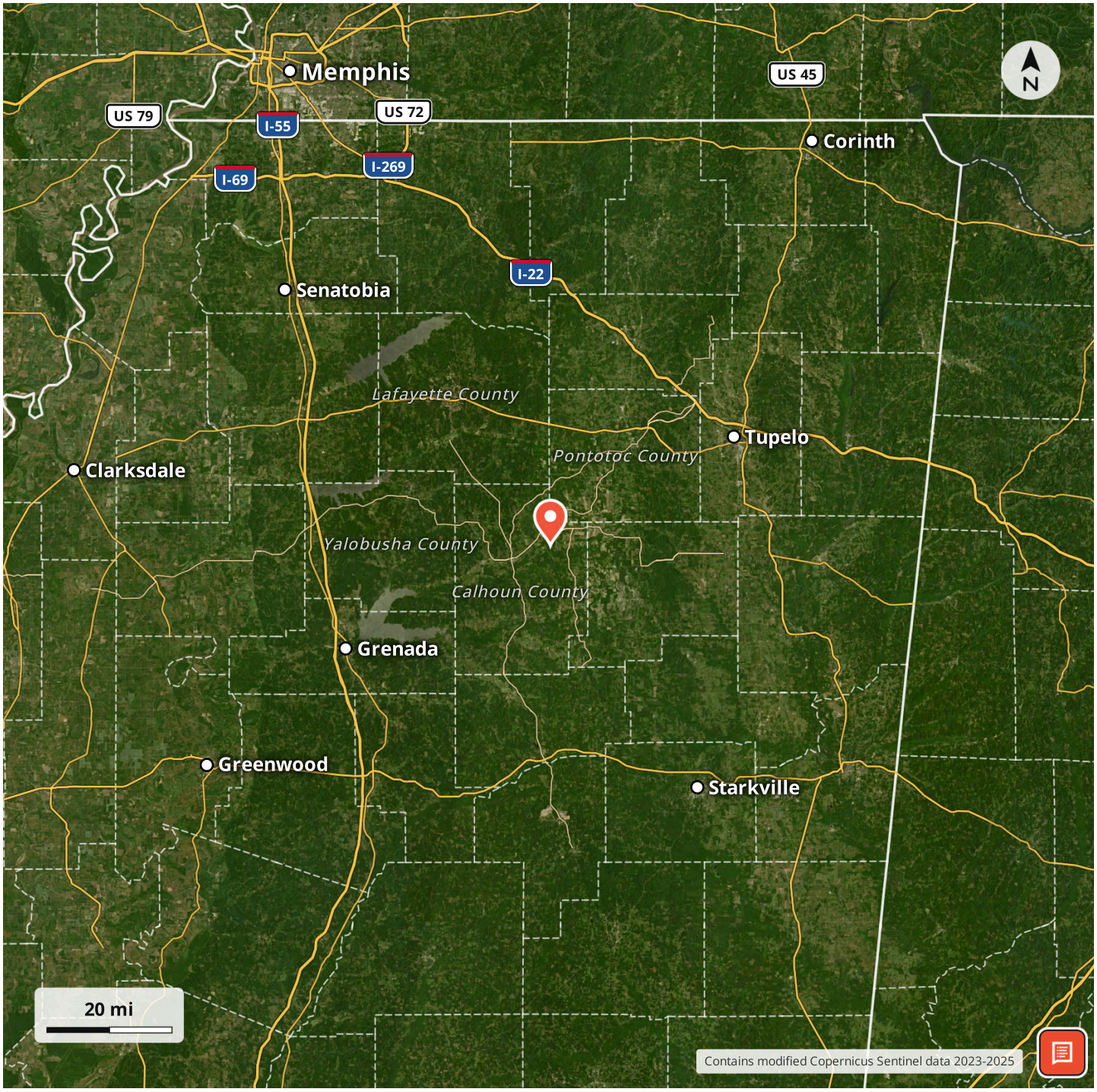
Office [662 495 1121]



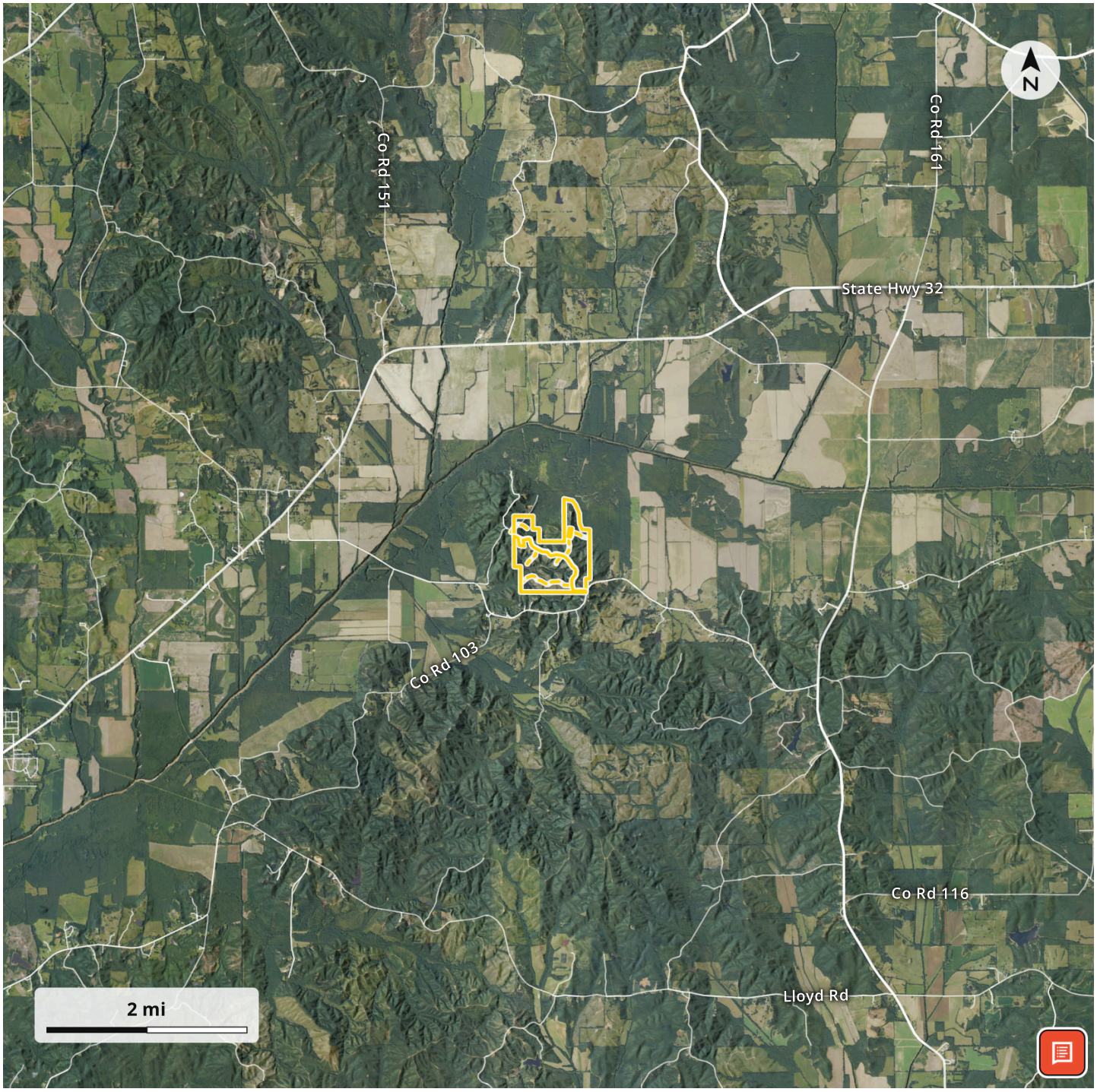


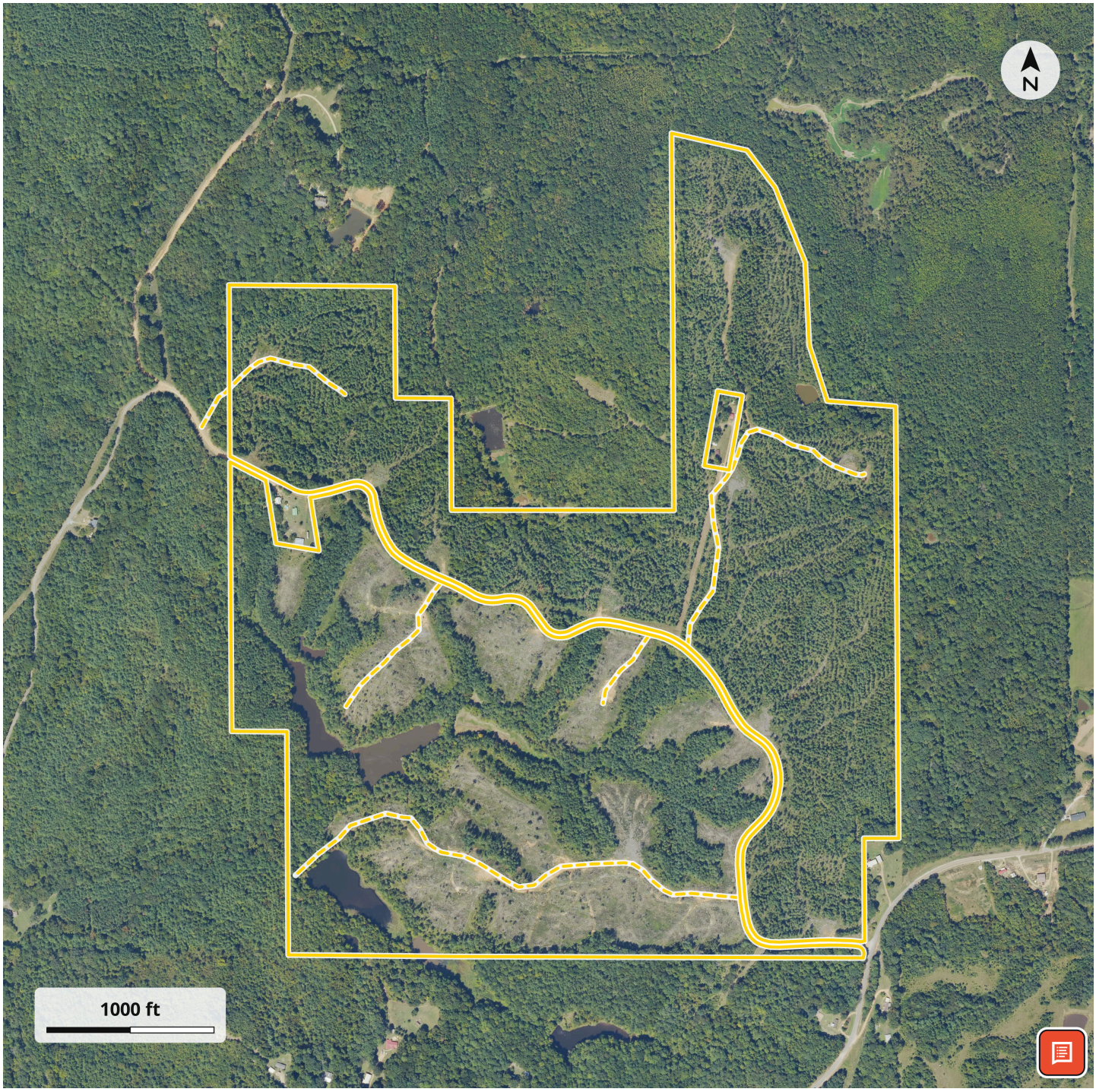
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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NOTES

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DISCLAIMERS

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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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