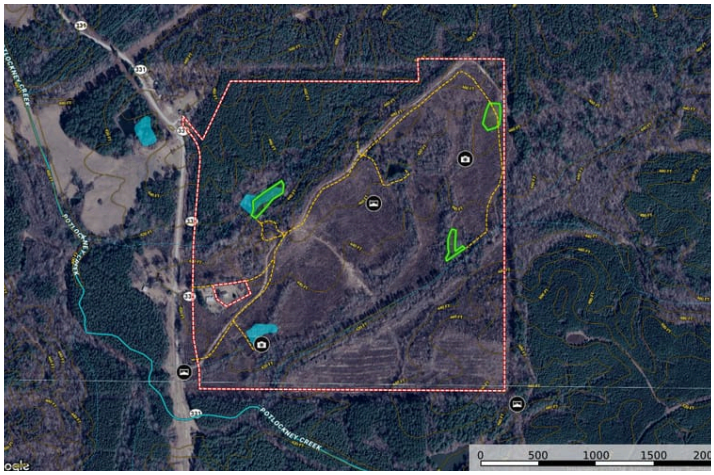
Lafayette County Potlockney 160 Acres – Managed Pine Timber, 3 Ponds and Food Plots on Hwy 331 near Oxford, MS
861 Highway 331
Potlockney, MS 38655

$538,814
160.84± Acres
Lafayette County







Lafayette County Potlockney 160 Acres – Managed Pine Timber, 3 Ponds and Food Plots on Hwy 331 near Oxford, MS
Potlockney, MS / Lafayette County

SUMMARY

Address
861 Highway 331

City, State Zip
Potlockney, MS 38655

County
Lafayette County

Type
Hunting Land, Undeveloped Land, Timberland

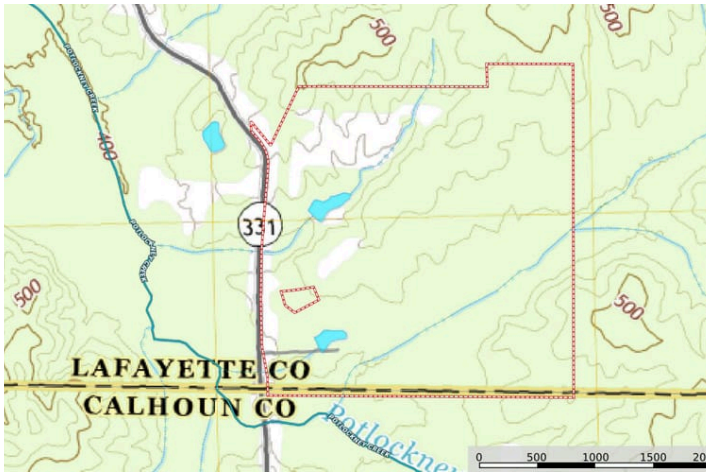
Latitude / Longitude
34.16226 / -89.341856

Taxes (Annually)
$488

Acreage
160.84

Price
$538,814

Property Website
www.mossyoakproperties.com







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

Lafayette County Potlockney 160 Acres – Managed Pine Timber, 3 Ponds and Food Plots on Hwy 331 near Oxford, MS
Potlockney, MS / Lafayette County

PROPERTY DESCRIPTION

160.84 +/- Acres of Managed Pine Plantation with Three Ponds, Food Plots and a Home Site 20 Miles from Oxford - Lafayette County, Mississippi

Quick facts

- Acreage: 160.84 +/- acres
- Location: Potlockney, Lafayette County, Mississippi 38655
- Price: $538,814 ($3,350 per acre)
- Property type: Hunting Land, Undeveloped Land, Timberland
- Road access: Highway
- Land cover: Wooded
- Water: Pond
- Wildlife: Dove, Quail, Small Game, Turkey, Whitetail Deer
- Improvements: Pond
- Current use: Hunting, Timber
- Possible uses: Hunting, Investment, Recreational, Residential, Timber
- Timber: 54.1 acres of 2-year-old planted pine; 47.1 acres of 17-year-old pine plantation; 18 acres of cutover; hardwood and pine SMZs
- Annual taxes: about $488
- MLS #: 4138857
- Listing agent: Hunter McCool, Mossy Oak Properties Bottomland Real Estate (Central Mississippi, Madison office)

The Potlockney 160 is a managed timber and hunting property on Highway 331 in Lafayette County, Mississippi, about 20 miles southeast of Oxford. It has been run for timber production and it shows: the stands are in place, the roads are built, and the ponds and food plots are already working for the wildlife.

Timber

- 54.1 acres of 2-year-old planted pine, positioned for long-term growth
- 47.1 acres of 17-year-old pine plantation, with maturity and near-term thinning value
- 18 acres of cutover, which is excellent wildlife habitat while it regenerates
- Streamside management zones with a mix of hardwoods and pines along the drains

Access, water and hunting

A gated entrance on Highway 331 opens to an interior road system, partially graveled with limestone, that leads to three ponds, three food plots and the stands. Deer and turkey sign is abundant across the property, and the mix of young pine, mature pine, cutover and hardwood drains gives the game everything it needs in one tract.

Home site

An old home site shaded by large, stately oaks sits with views over the ponds and over ground that could hold a larger lake. It is a ready-made setting for a cabin or a full-time home, 20 miles from Oxford and Ole Miss.

Whether the goal is a residence in the country, a hunting retreat, or a timber investment with income already growing, the Potlockney 160 covers all three.

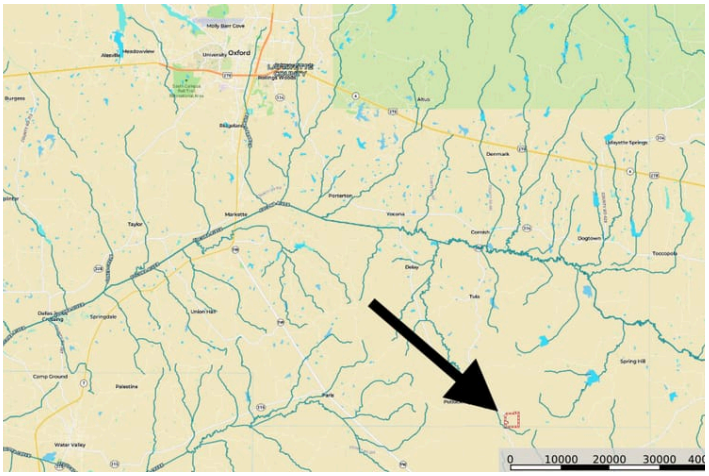
Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Hunter McCool with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golder Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational

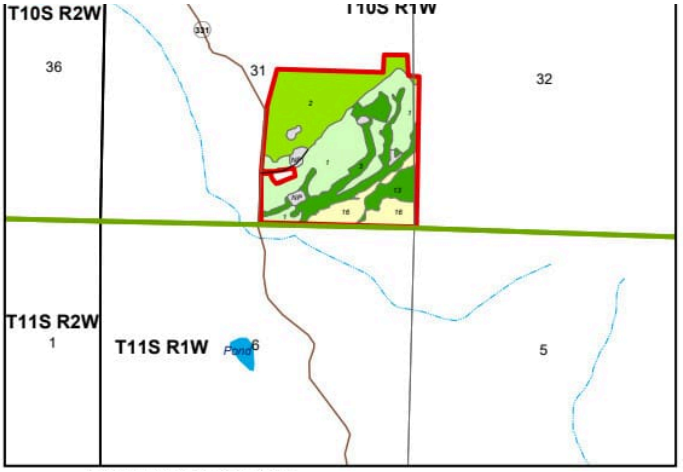
tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

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




Oxford
0 10000 20000 30000

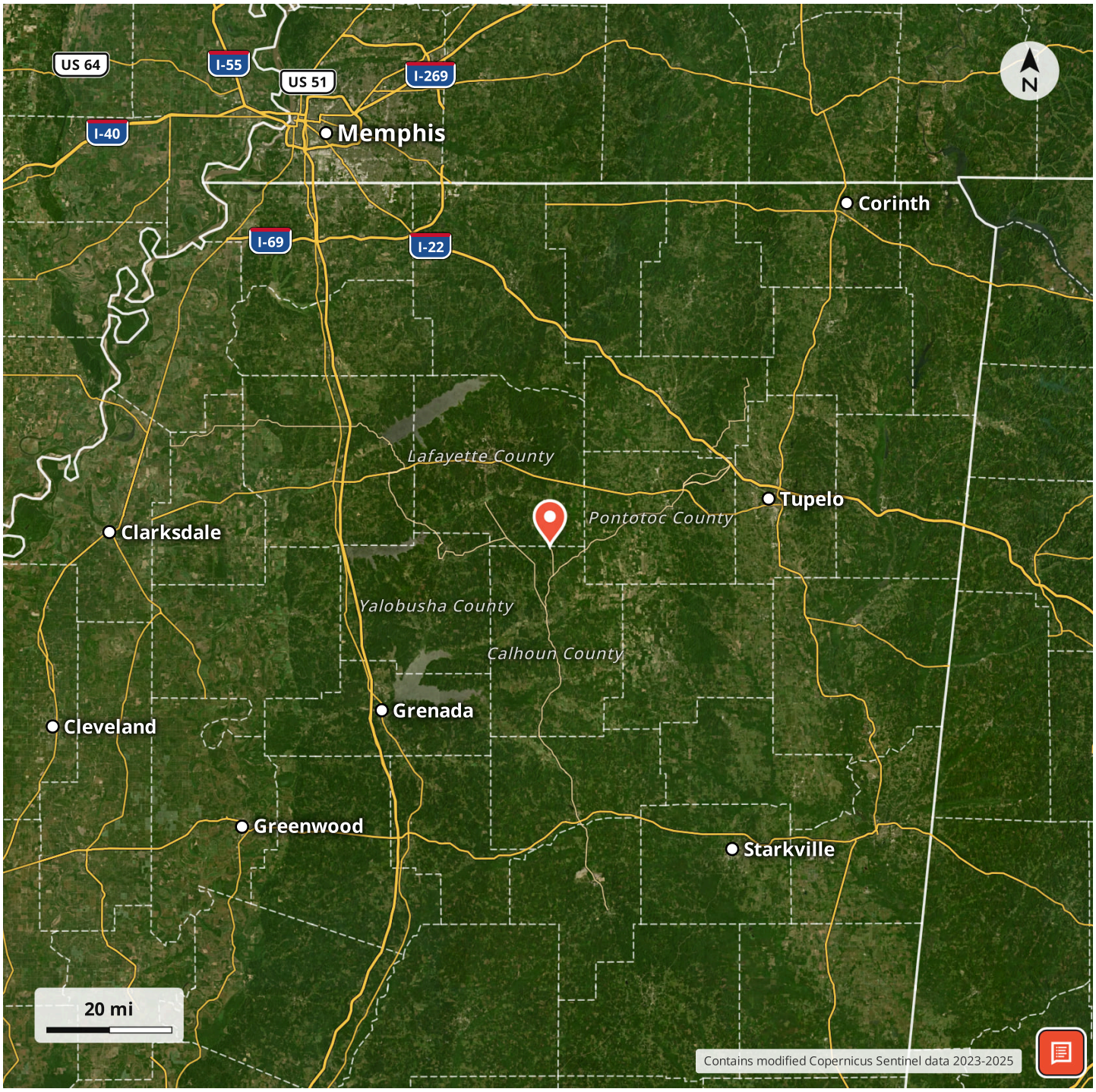



T10S R2W
T10S R1W
36
31
32
331
T11S R2W
1
T11S R1W
6
5

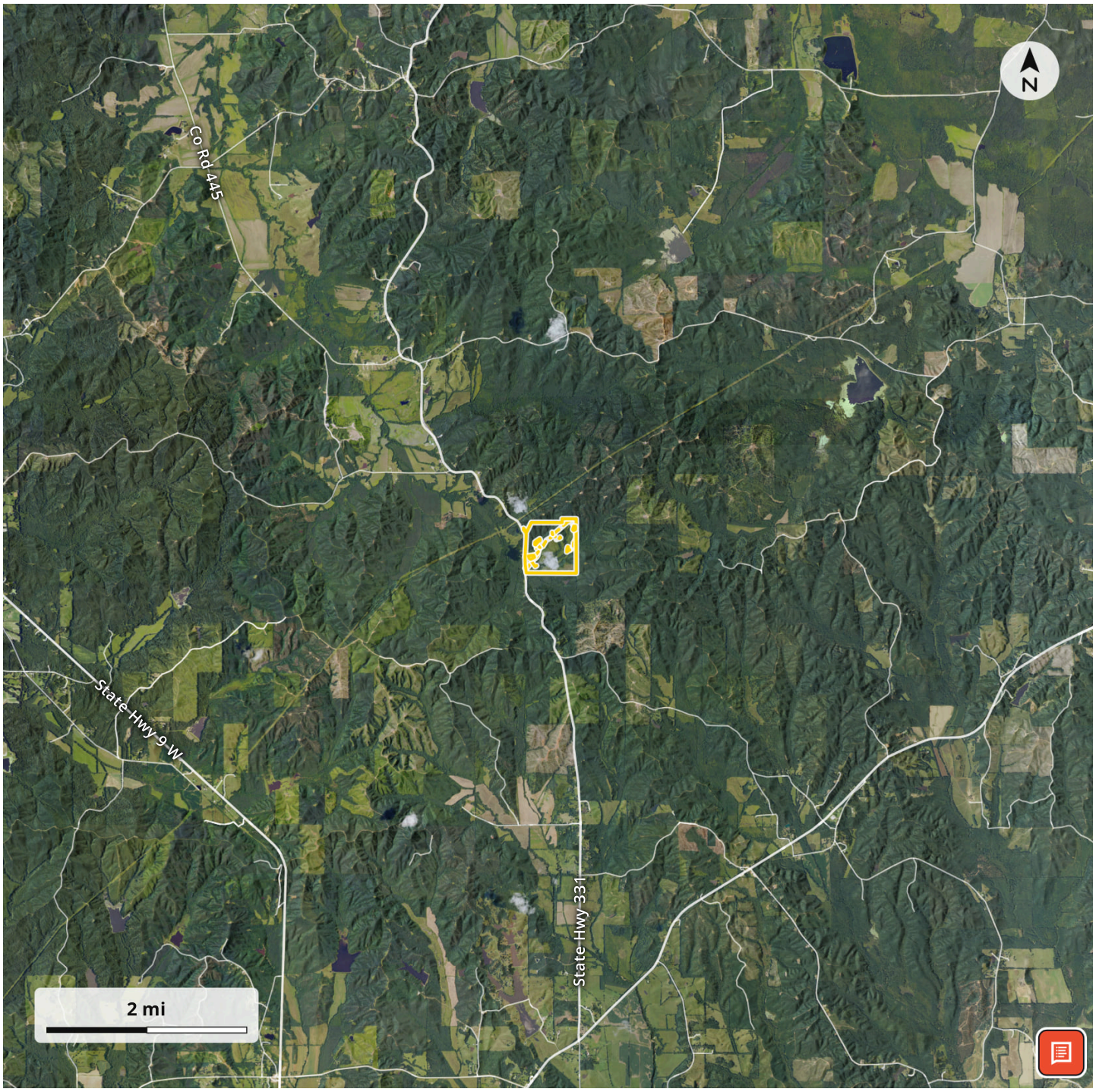




Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Hunter McCool

Mobile
(662) 295-7447

Office
(662) 495-1121

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Address
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City / State / Zip
Madison, MS 39110

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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