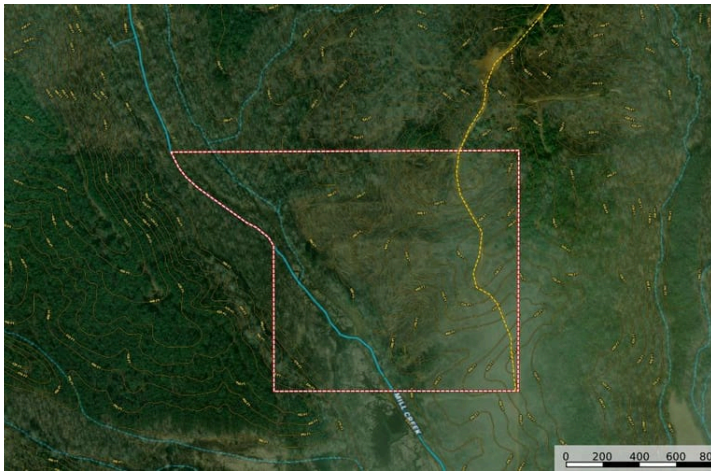
Mill Creek 43.95+/- Acres
Goodfood Road
Pontotoc, MS 39759

$87,891
43.95± Acres
Pontotoc County







SUMMARY

Address
Goodfood Road

City, State Zip
Pontotoc, MS 39759

County
Pontotoc County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
34.088091 / -88.963251

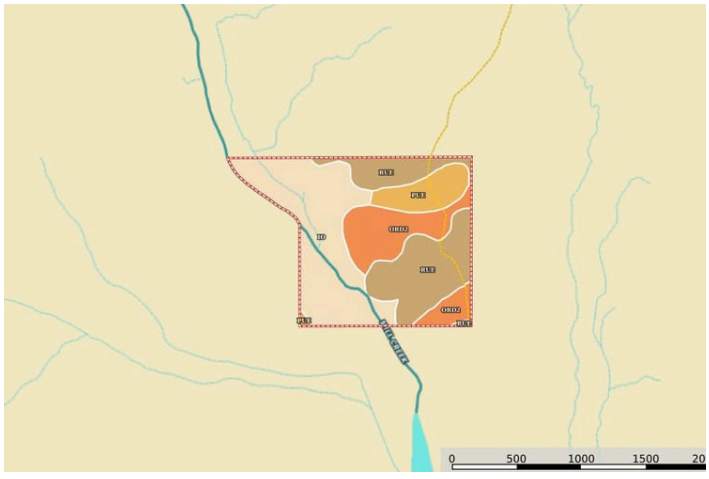
Acreage
43.95

Price
$87,891

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

43.95 Acres of Timberland and Wildlife Habitat Near Pontotoc, Tupelo & Houston, MS

Located approximately 14 miles from Pontotoc, 18 miles from Houston and 20 miles from Tupelo , this 43.95 acre tract offers a diverse mi› of 1 year old pine plantation, mature hardwoods, and natural wetland habitat. The property is located approximately 1.2 miles off Goodfooc Road and features a well-maintained road system leading to and throughout the property.

Approximately 22 acres are planted in 1-year-old pine plantation, while approximately 8 acres consist of mature hardwood timber. The remaining acreage includes a beaver pond and marshy areas, creating additional wildlife habitat. Mill Creek currently flows through the property, adding to the natural character and recreational appeal of the tract.

The property is accessed through two separate neighboring landowners, and the existing road system is maintained and in good condition. There is currently no legal access to the property. Access is available only with permission from the neighboring landowners. Buyers should verify all access arrangements and conduct their own due diligence regarding future legal access.

With its convenient location near Pontotoc, Tupelo, and Houston, along with a mix of pine plantation, mature hardwoods, Mill Creek, and wetland habitat, this tract offers an opportunity for a buyer looking for timberland, recreational property, or a long-term land investment.

Hunter McCool

Central Mississippi Managing Broker, CLS

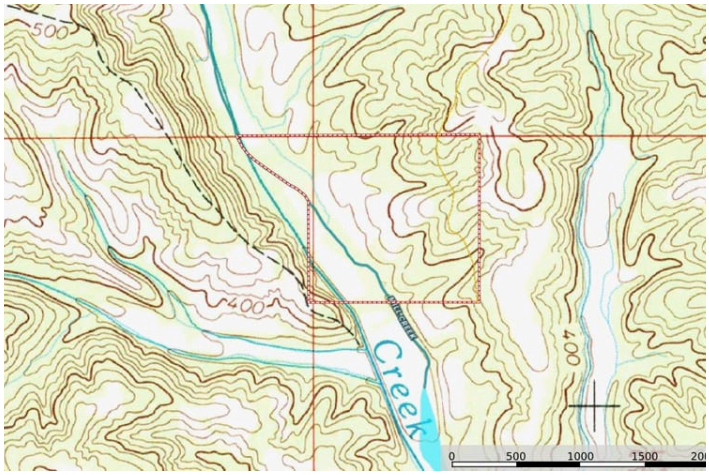
Mossy Oak Properties, Bottomland Real Estate

Hmccool@mossyoakproperties.com

Cell 662-295-7747

Office 662 495-1121




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Creek
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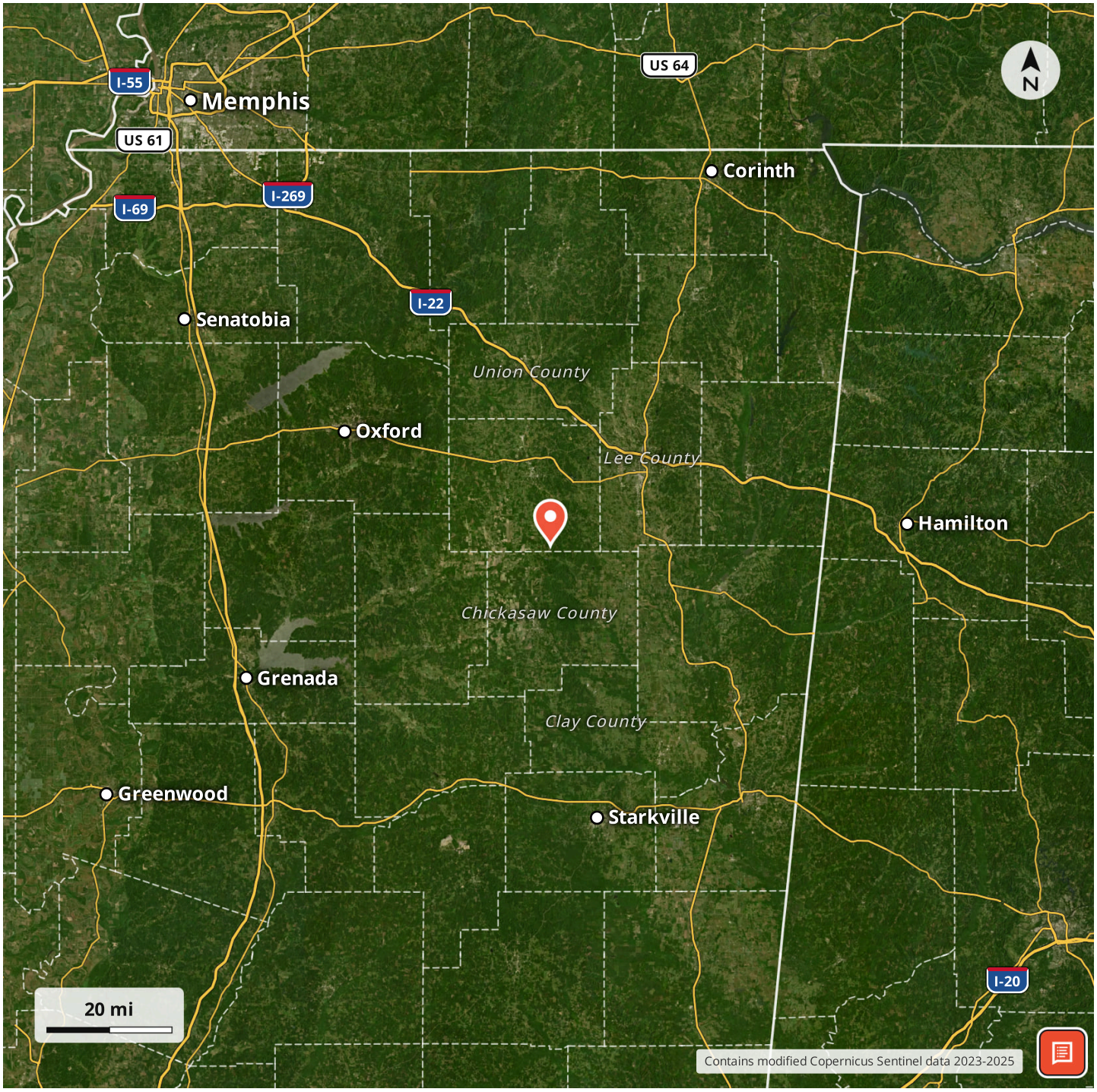




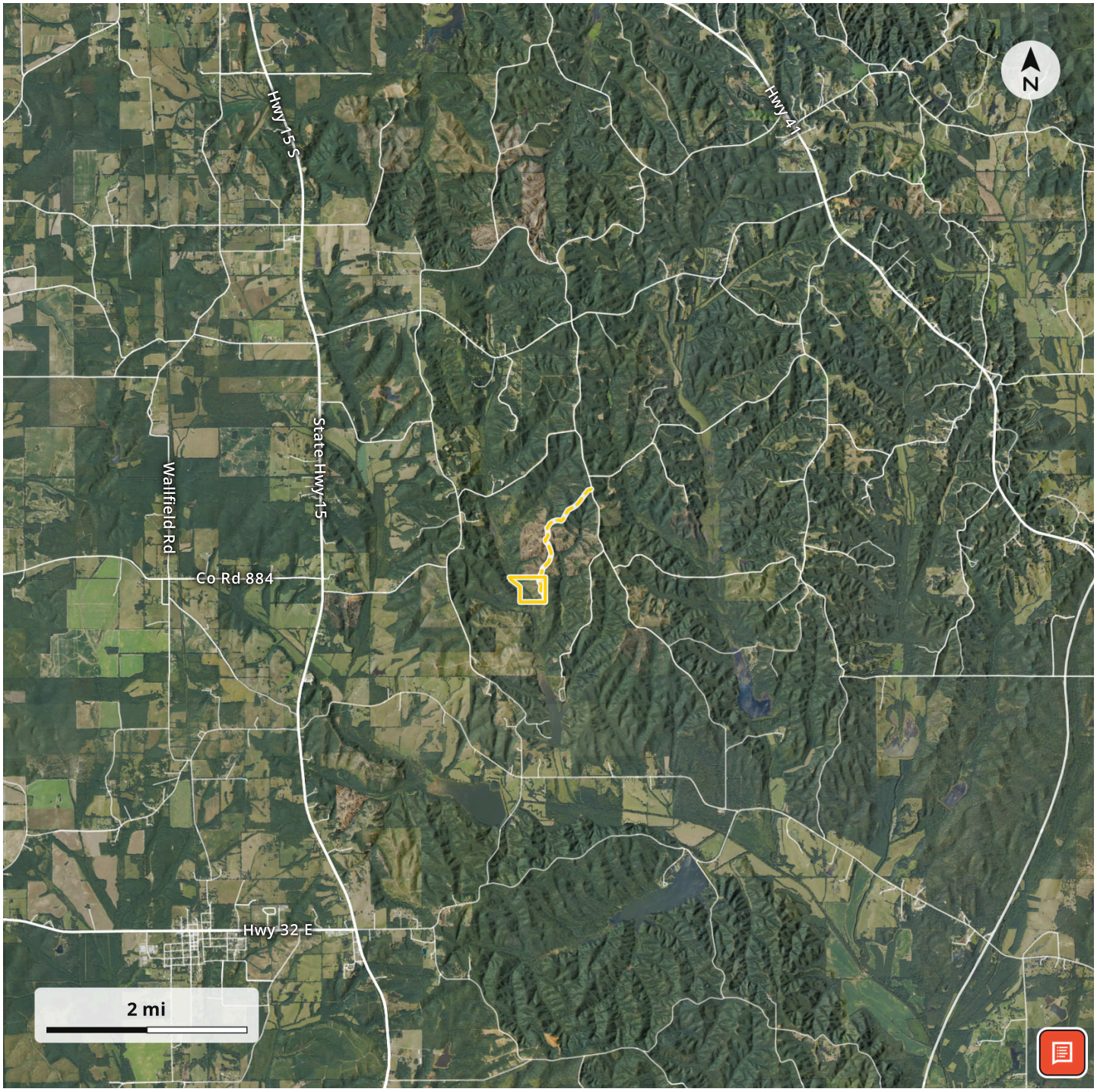

Mill Creek



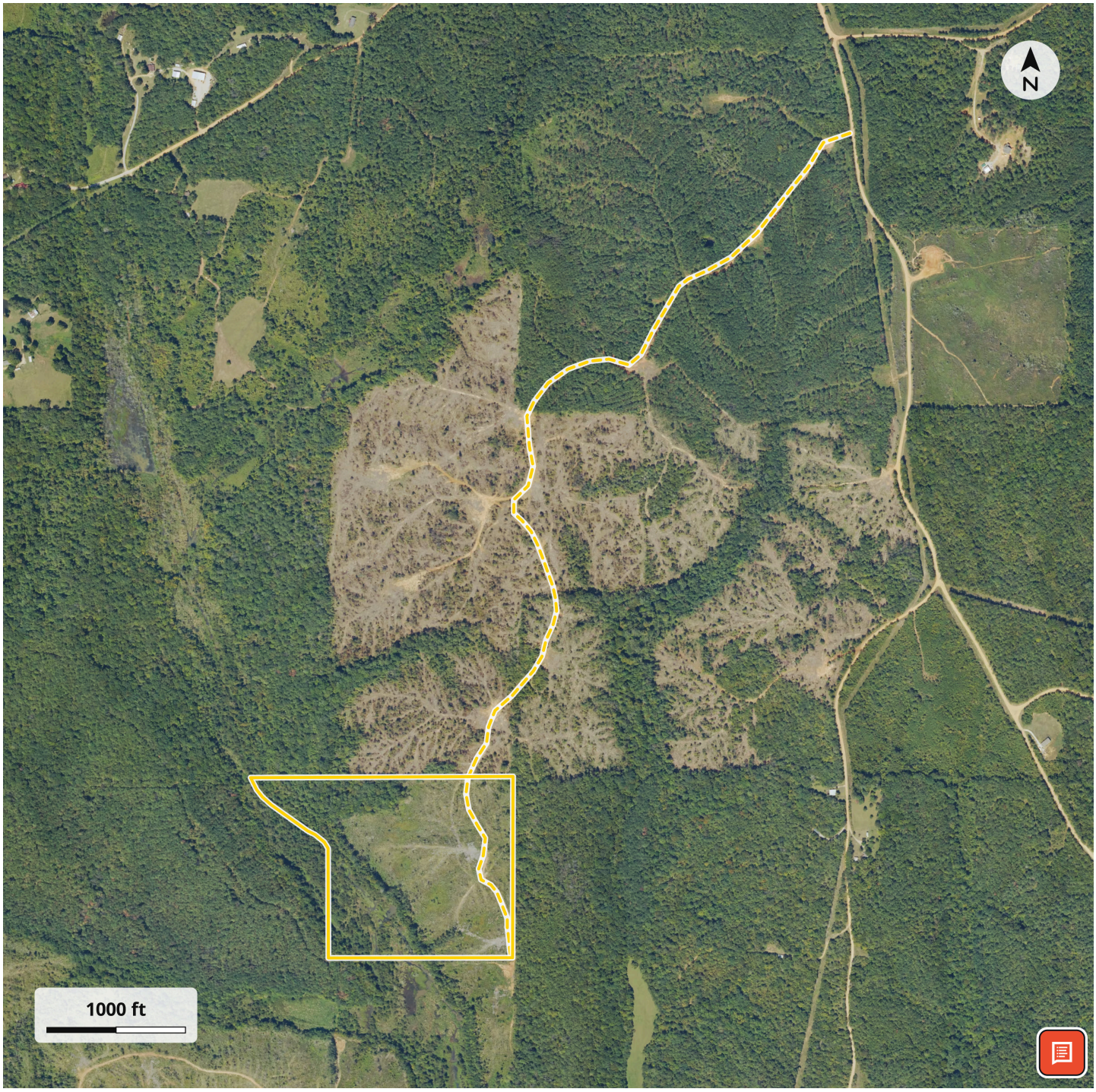
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Address
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City / State / Zip
Madison, MS 39110

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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