Johnny Main North 152.78+/- Acres
CR 141
Pittsboro, MS 38951

$420,146
152.78± Acres
Calhoun County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
CR 141

City, State Zip
Pittsboro, MS 38951

County
Calhoun County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

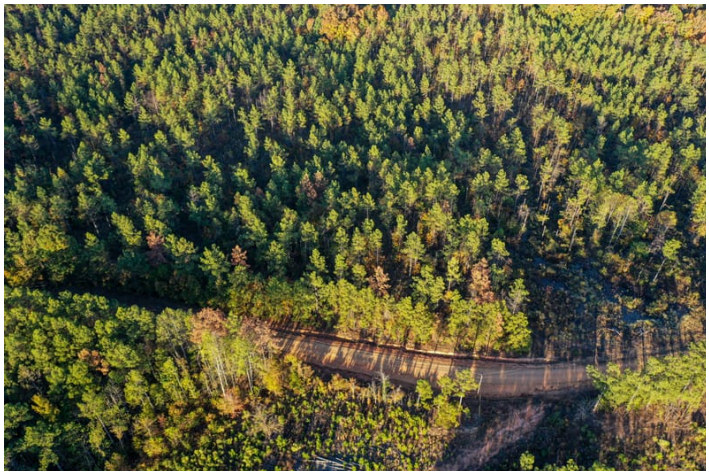
Latitude / Longitude
34.021149 / -89.239937

Acreage
152.78

Price
$420,146

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

152.78+/- Acres of Timberland Near Bruce and Oxford, MS

This 152.78+/- 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.

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 north side of the county road consists primarily of 19-year-old thinned pine plantation.

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 144.37 +/- acres South of County Road 141 available for purchase that is primarily 2yr old planted pine with three beautiful lakes.

Property Highlights:

- 152.78+/- 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
- Numerous potential homesites
- Excellent views
- 19-year-old thinned pine plantation
- 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 152.78+/- Acre property deserves a close look.

Hunter McCool, Certified Land Specialist

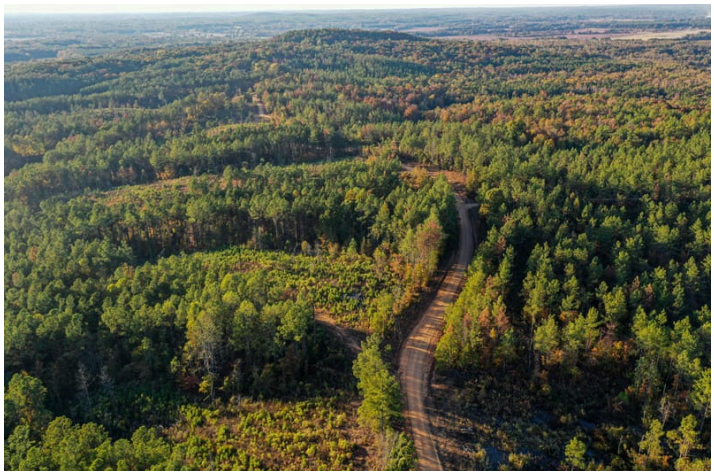
Central MS Managing Broker

Mossy Oak Properties Bottomland Real Estate

Licensed in MS and AR

Cell 662-295-7447

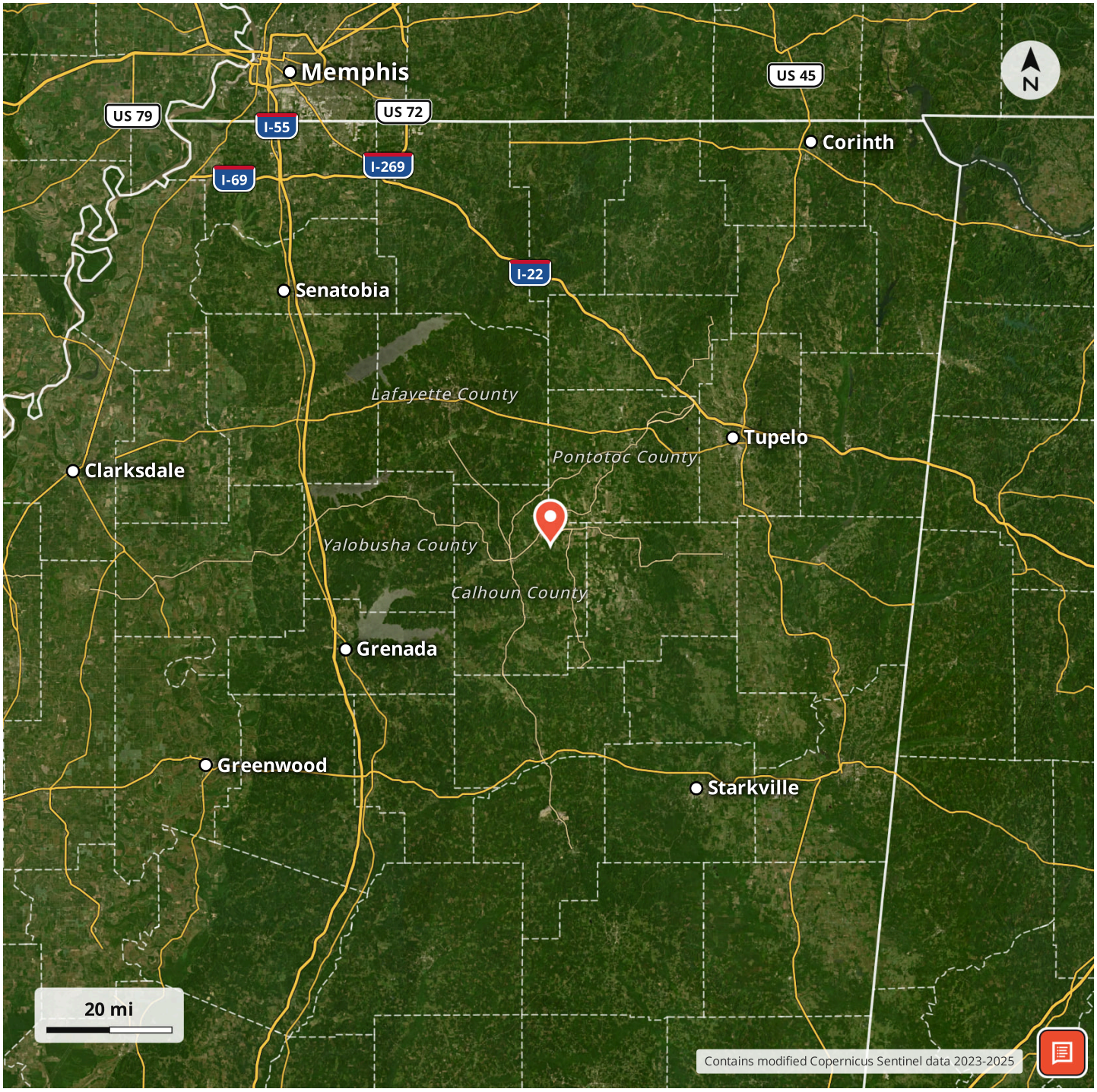
Office 662 495 1121



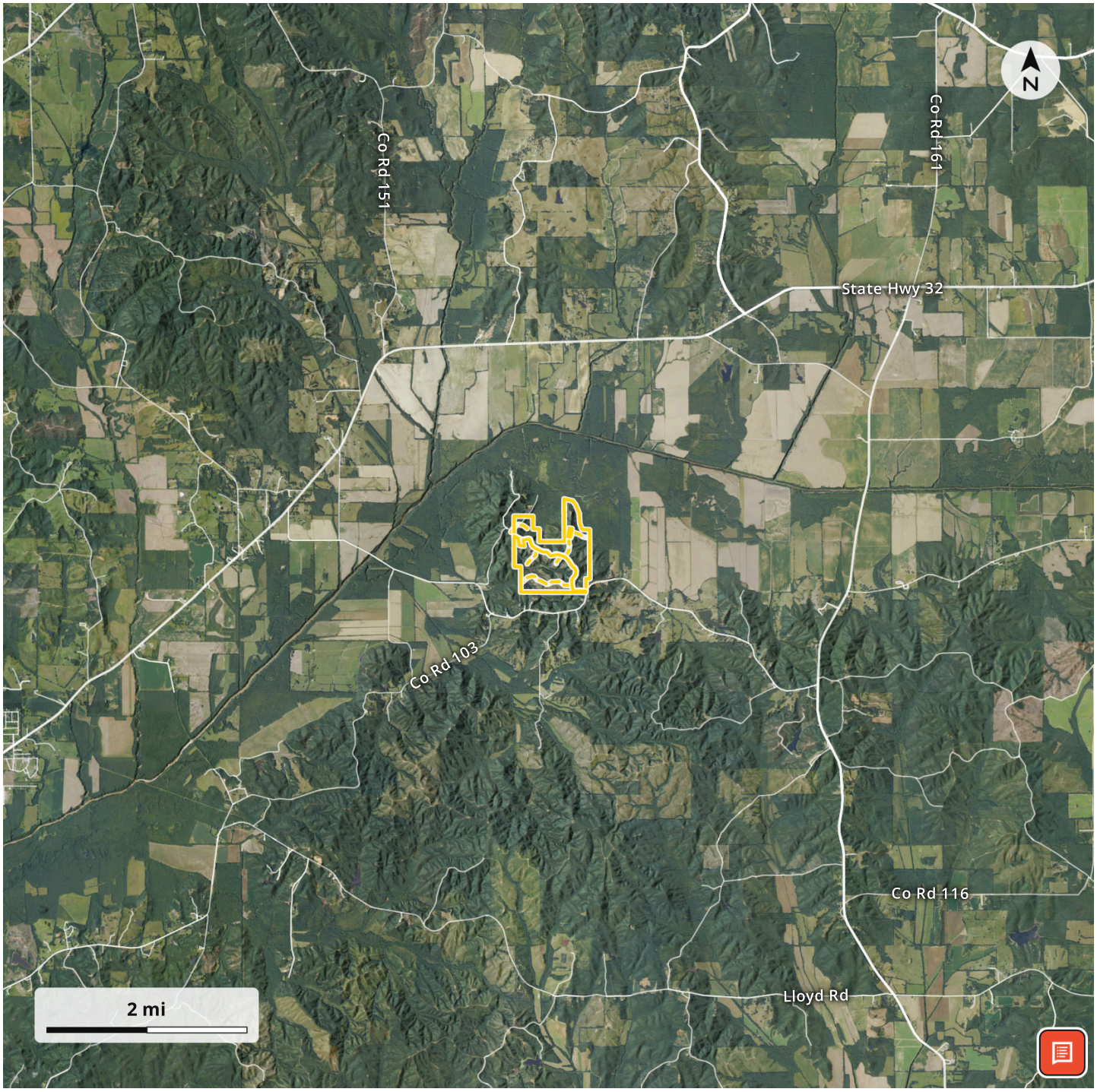




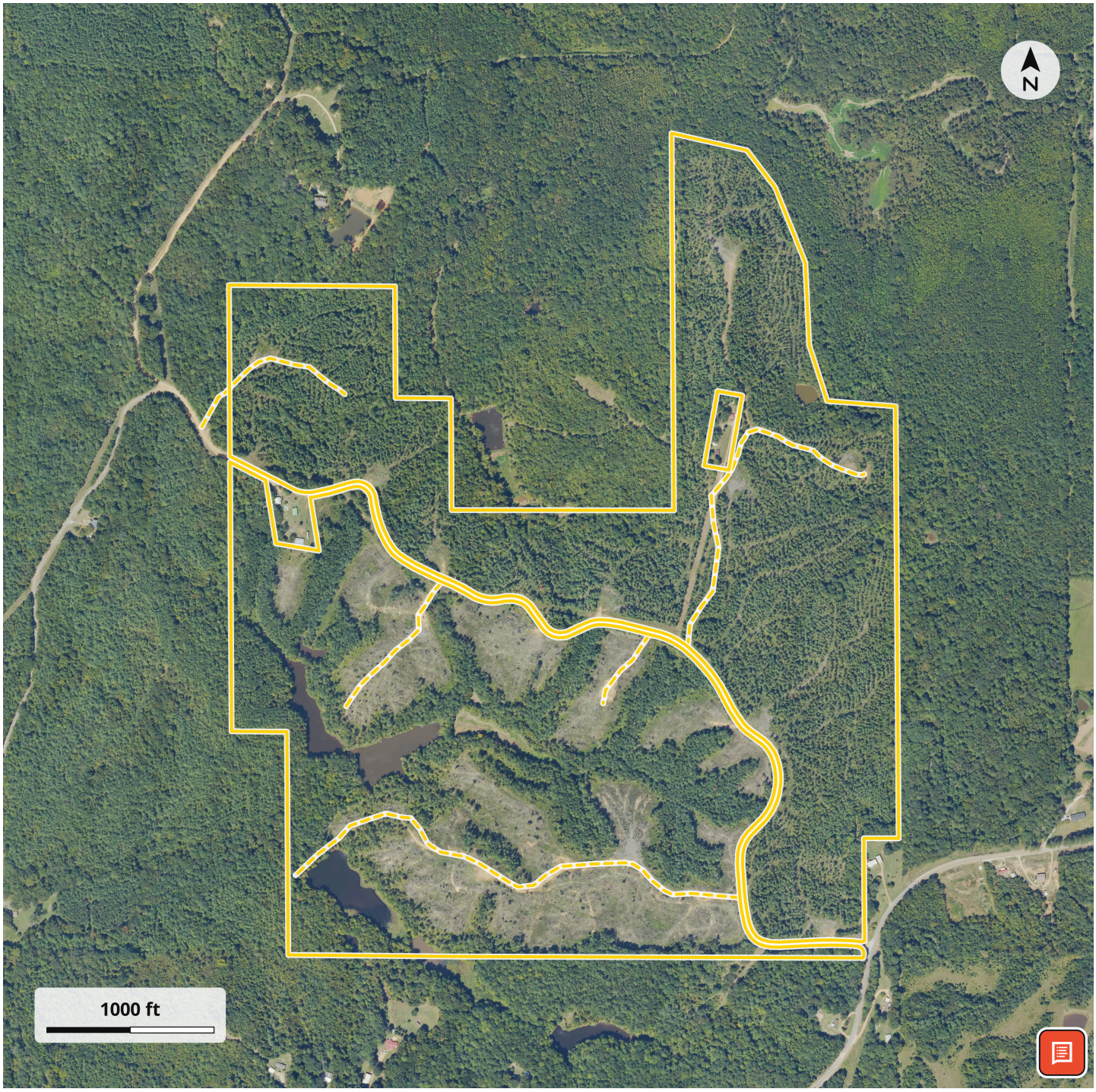

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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