

Hunting and Timberland Tract in Franklin County,
Mississippi
Lehmann Road
Roxie, MS 39661

\$1,106,250
295± Acres
Franklin County



Hunting and Timberland Tract in Franklin County, Mississippi Roxie, MS / Franklin County

SUMMARY

Address

Lehmann Road null

City, State Zip

Roxie, MS 39661

County

Franklin County

Type

Hunting Land, Timberland

Latitude / Longitude

31.556221 / -91.012381

Acreage

295

Price

\$1,106,250

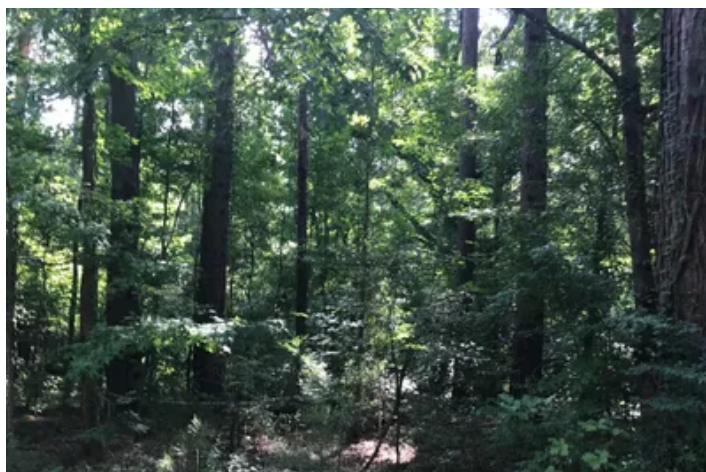


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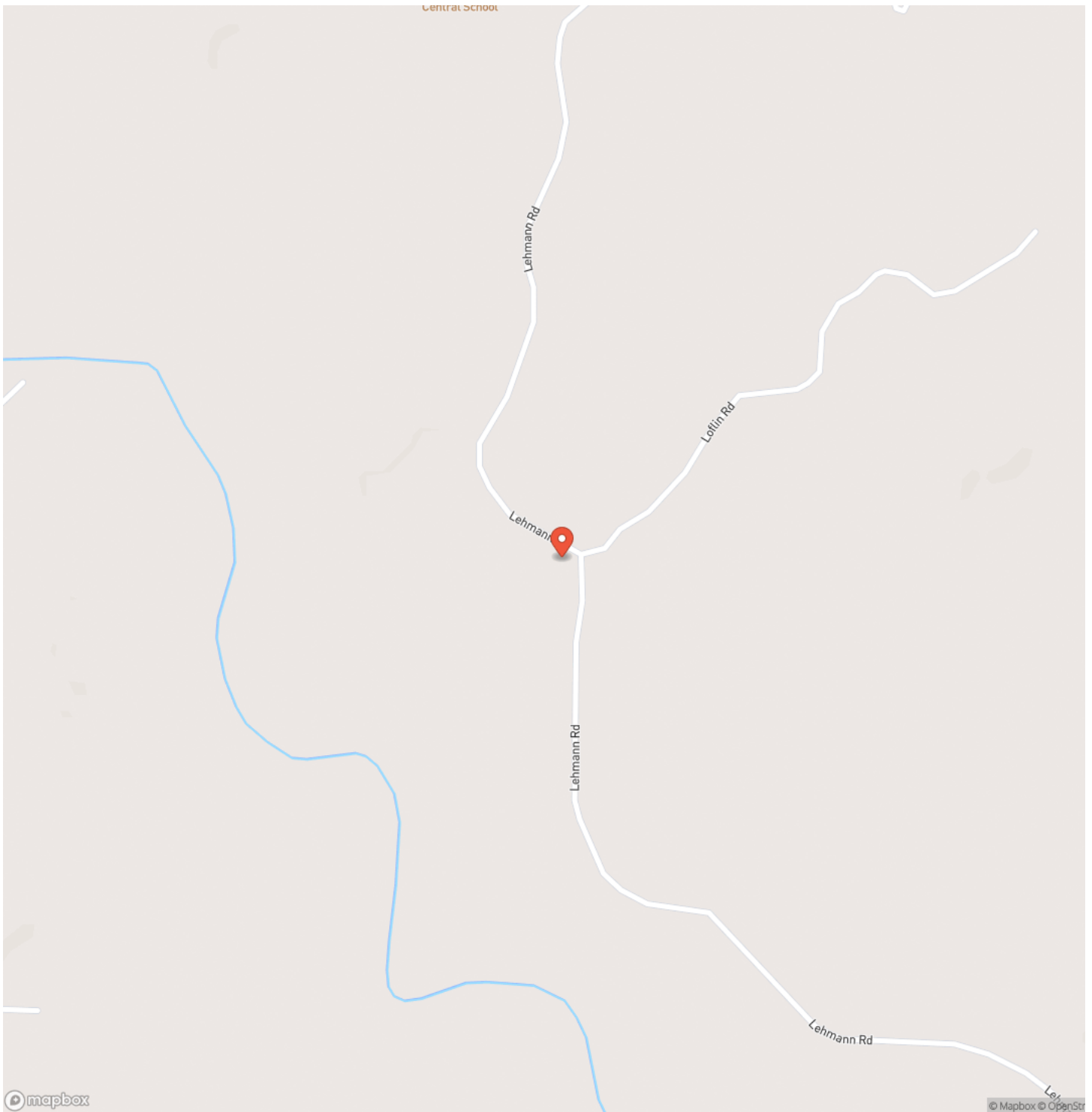
PROPERTY DESCRIPTION

The potential for this 295 acre tract in the heart of preferred Franklin County hunting and timber land on Lehmann Road (west boundary) in the Oldenburg community is virtually untapped. It is comprised of a nice mixed pine/hardwood timber stand with rolling hills and interspersed hardwood drains. It offers a nice concealed camp/potential housesite (as you prefer) with electricity and county water already on site. The abandoned Loflin Road (former county road) provides access to the camp and beyond completely traversing a portion of the tract in a SW-NE direction (see attached aerial and other maps). Three (3) ponds are located on the tract; however, one (1) has a breached dam (these can also be seen from the attached aerial and other maps). There are several small food plots located on the tract with two (2) being old oil well drillsites that were plugged as "dryholes" and never produced (see attached oil map). The turkeys and deer are there, but achieving the full potential for both is left strictly to the imagination and ingenuity of the new owner. Don't miss your chance to upgrade this tract to your special place. Contact me, Tom Middleton ([601-597-5727](tel:601-597-5727)) today and lets go see how we can accomplish it!

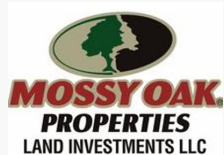
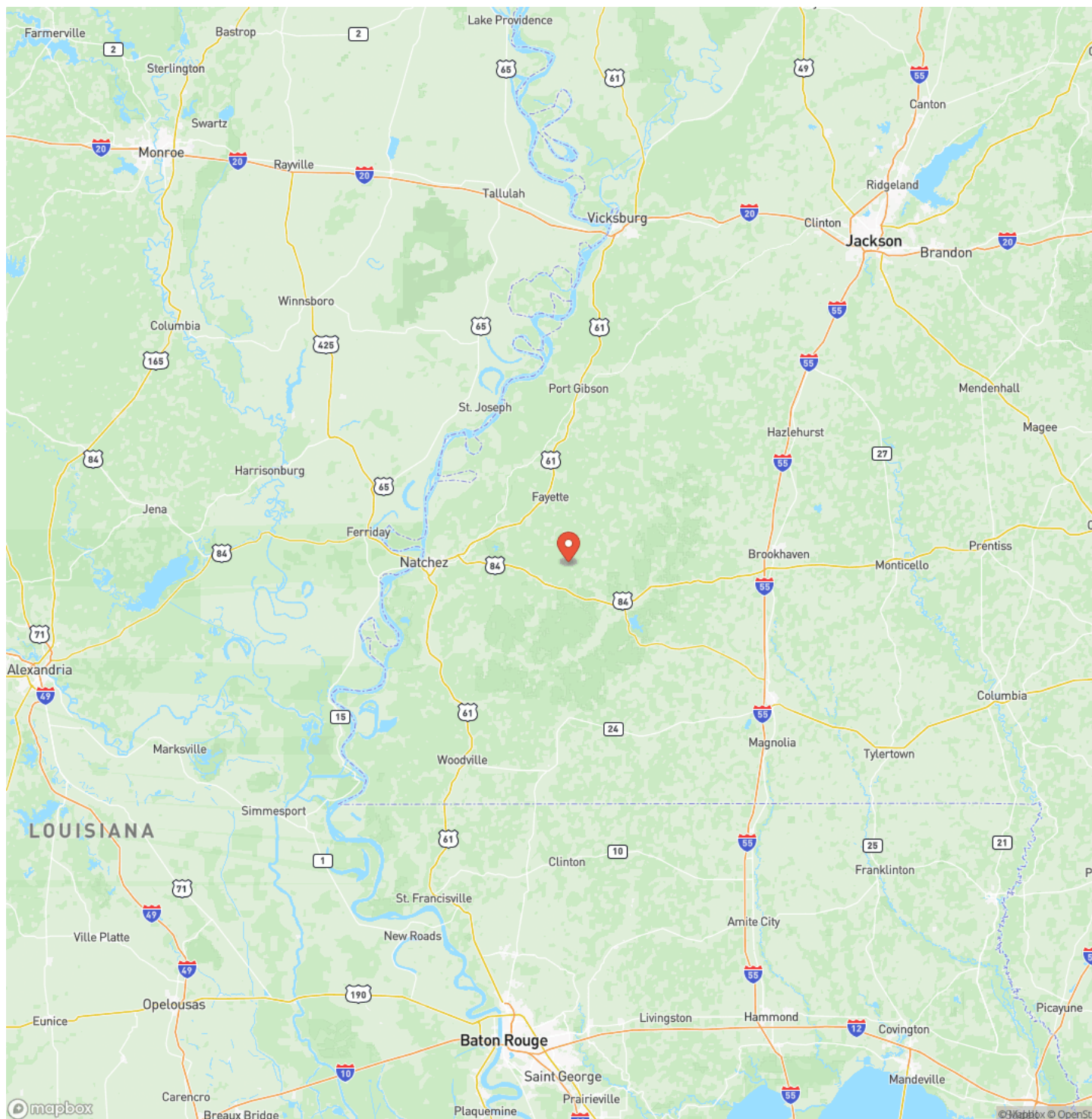
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Roxie, MS / Franklin County



Locator Map



Locator Map



Satellite Map



Hunting and Timberland Tract in Franklin County, Mississippi Roxie, MS / Franklin County

LISTING REPRESENTATIVE

For more information contact:



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Tom Middleton

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City / State / Zip

Natchez, MS 39120

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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