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SOUTHERN STATES REALTY



Big bucks and turkeys galore! Fine recreational timberland for sale located 2 miles NE of Kilmichael, MS. Pine and hardwood timber valued at \$800,000 per percent timber cruise. Miles of frontage on Mulberry Creek and Wolf Creek. Excellent diversity with both upland rolling hills and hardwood bottoms along the creeks. 25-year-old pine plantation, mature pine and hardwoods, and 80.6 acres of planted hardwood CRP producing \$5,422 annually. Fine deer and turkey habitat, and you can wade fish both creeks and shoot ducks in the creeks and in a couple of the primary sloughs. This property is a sportsman's paradise, but you're only 5 minutes to town. Crop fields join the property on the western boundary! The 821.5 acres is comprised of two tracts that are one mile apart. 456 acres is on the west side of Alvastage Rd. with frontage on Mulberry Creek. 365.5 acres is with Wolf Creek frontage is accessed from Tate Lane on the east side of Alvastage Road.

Alvastage Road & Tate Lane, Kilmichael, MS

33.457100, -89.541000 GPS



\$2,012,675

821.5± Acres
MLS #23-2334

