

Todd Branch is 411 acres in the hills of east Monroe County, MS. Consisting of merchantable hardwood and pine timber, this tract is a good timberland investment with immediate returns available. The ridgetop interior road system allows easy travel across the tract with all roads accessing off Old Highway 6, a gravel county road. For the recreational user, the hilly topography lends itself to multiple lake/pond sites ranging from 5 to 40 acre impoundments. A staged timber harvest utilizing good wildlife management practices will improve the habitat for whitetail deer and eastern turkeys. Todd Branch, a running stream traverses the northwest corner of the property insuring a year round water source for wildlife. Don't miss this excellent mature timber and recreational investment property.

\$2700acre / \$1,110,780.00

CONTACT: J Parker Sartain 601.506.2398

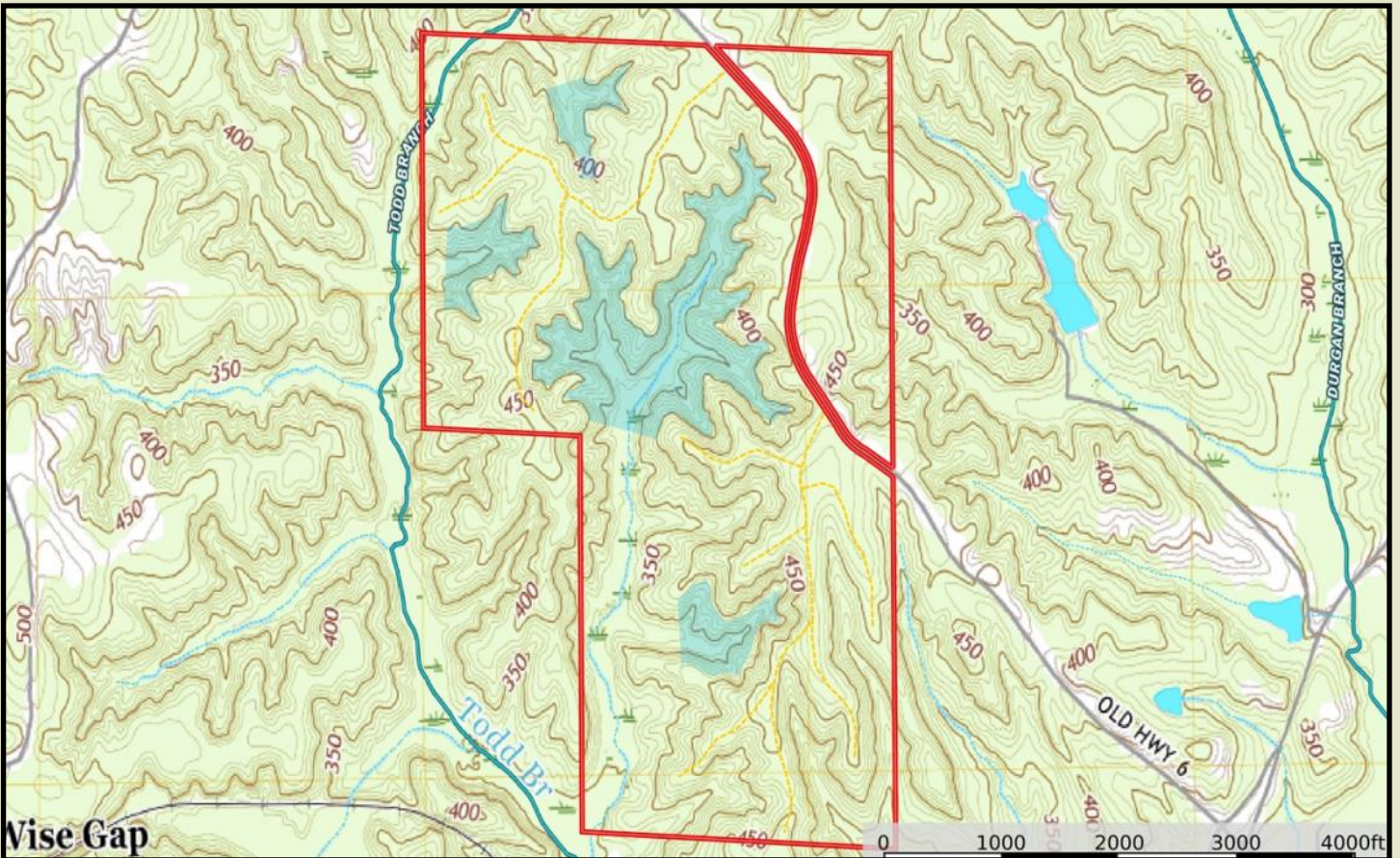
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FARM | TIMBER | HUNTING

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