

### Thomastown - 208.52 acres

Located in Leake County, Mississippi, near Thomastown. The property spans 208.52 acres and features a variety of timber types and natural features. Approximately 143 acres are planted with five-year-old pine trees, while another 16 acres boast thirty six-year-old pines.

Additionally, there are 50 acres designated as Streamside Management Zones, which includes hardwood bottomlands and areas along the powerline easement.

Access to the property is granted through the east adjoiner, accessible from Beamon Road. Its proximity to the Natchez Trace, just a mile away, and The Yockanookany River, two miles away, makes it an excellent location for hunting deer and turkey.

With such diverse timber and natural features, along with its strategic location for hunting, this property likely holds significant appeal for outdoor enthusiasts and those interested in land management or investment in the area.

**\$2175 per acre / \$453,531.00**

Contact: J Parker Sartain 601.506.2398

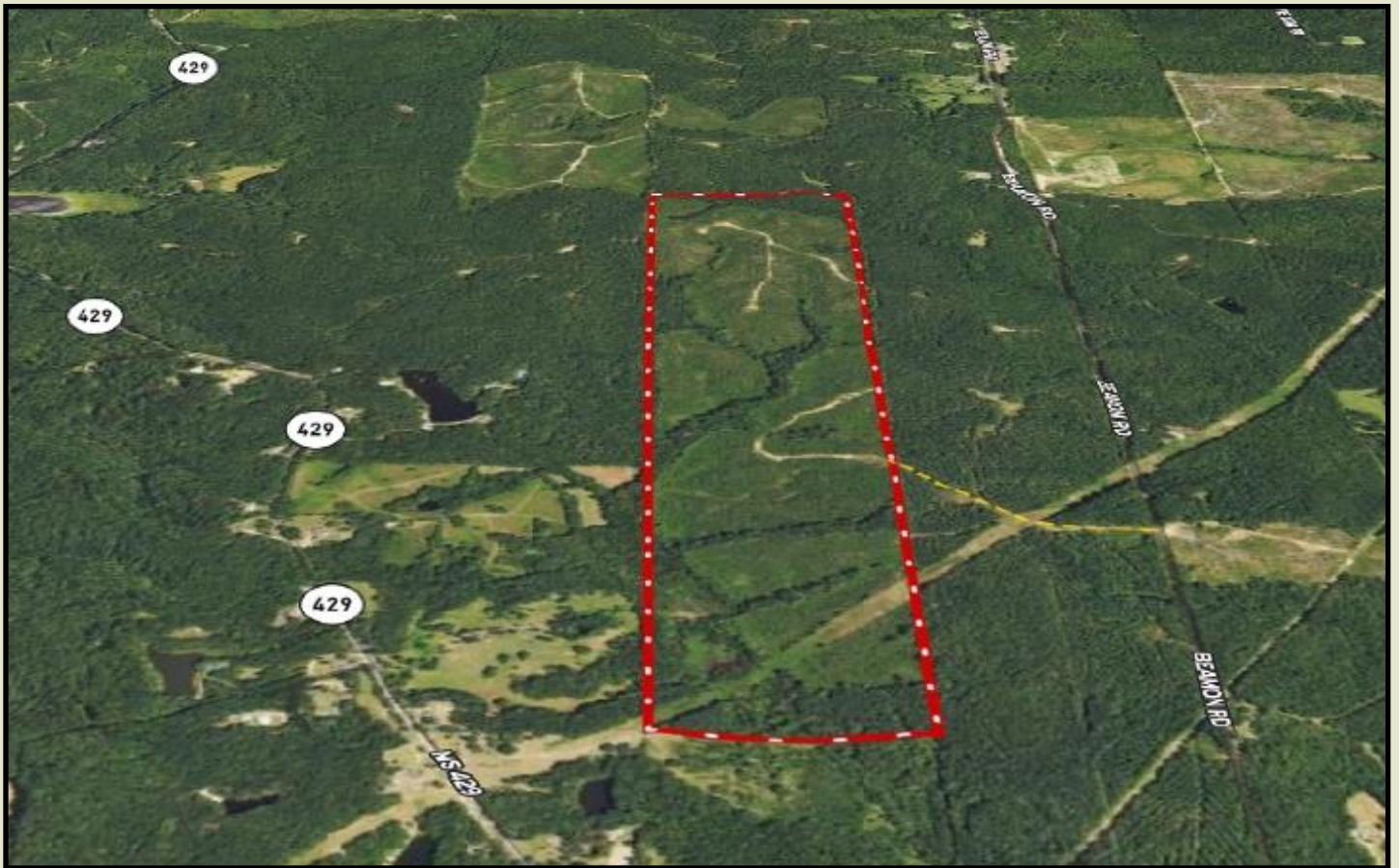
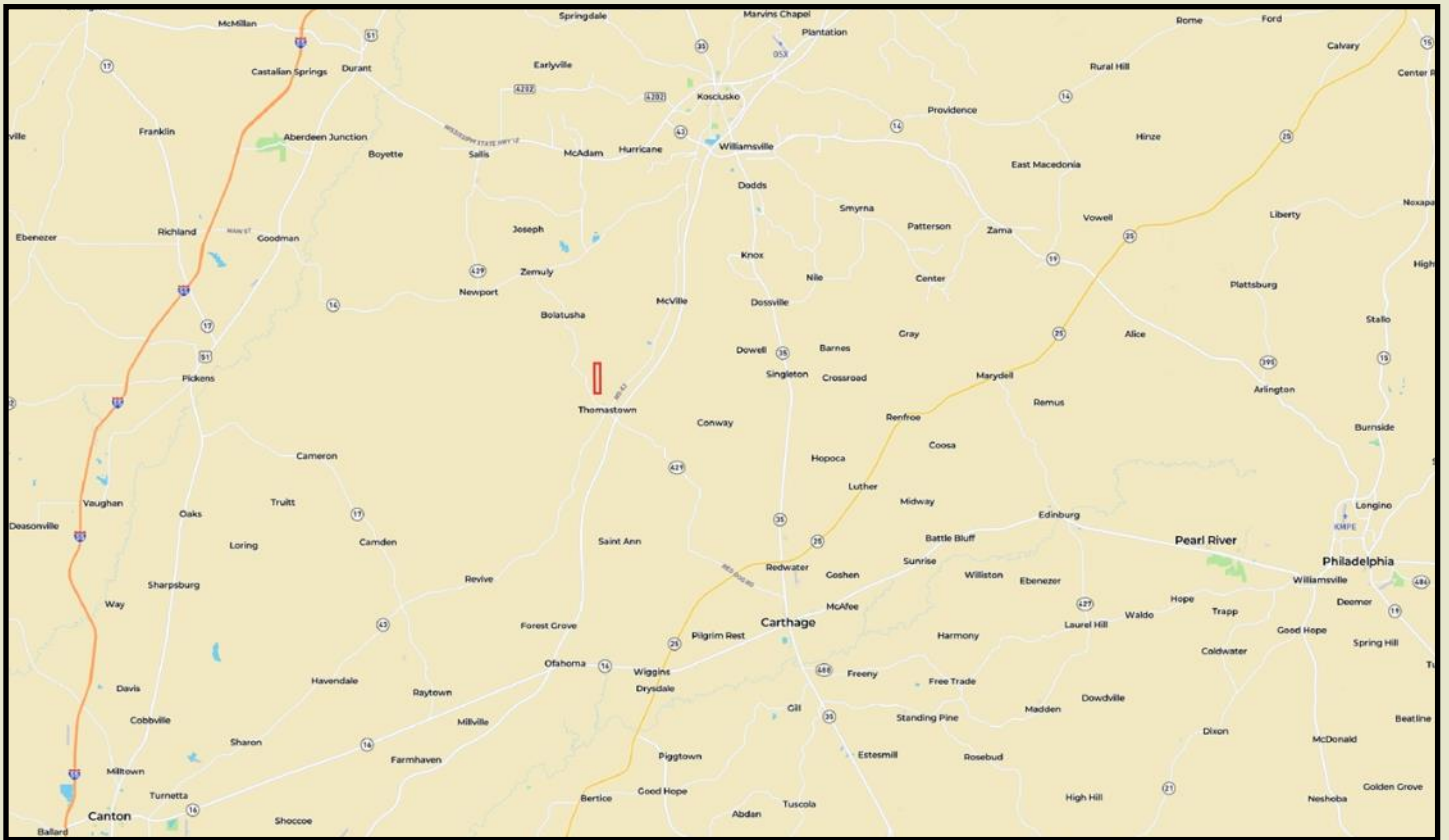
**"Guiding Your Land Decisions for Over 60 Years"**

**FARM | TIMBER | HUNTING**

**Sartain's Heritage Properties, LLC**

**601-856-2720 - www.SartainsHeritage.com**

All information contained herein is supplied by sources deemed reliable, but is not guaranteed by Sartain's Heritage Properties, its Brokers or Agents. Properties are subject to errors, omissions, correction, price change, prior sale or withdrawal without notice. All Buyer's agents are required be identified on the first contact with Broker/Agents of Sartain's Heritage Properties and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation shall be at the sole discretion of the Broker and Sartain's Heritage Properties.



All information contained herein is supplied by sources deemed reliable, but is not guaranteed by Sartain's Heritage Properties, its Brokers or Agents. Properties are subject to errors, omissions, correction, price change, prior sale or withdrawal without notice. All Buyer's agents are required be identified on the first contact with Broker/Agents of Sartain's Heritage Properties and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation shall be at the sole discretion of the Broker and Sartain's Heritage Properties.



All information contained herein is supplied by sources deemed reliable, but is not guaranteed by Sartain's Heritage Properties, its Brokers or Agents. Properties are subject to errors, omissions, correction, price change, prior sale or withdrawal without notice. All Buyer's agents are required be identified on the first contact with Broker/Agents of Sartain's Heritage Properties and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation shall be at the sole discretion of the Broker and Sartain's Heritage Properties.