



DeKalb Substation - This is a promising investment opportunity, especially if you are looking for a small timberland plot. Located in Section 21 / Township 11 North / Range 16 East, **Kemper County, MS**. The timber consists of 28 +/- acres of 8 year pine plantation, 6 +/- acres of 39 year pines and 3 acres of Hardwoods. A powerline right-of-way traverses the northern part of the tract, access is via a recorded easement off Birch Street, across the south adjoiner via a woods haul road. Kemper County is a favorable location for timberland investments being close to mills in Mississippi and Alabama.

\$2595 per acre / \$104,345

Contact: J Parker Sartain

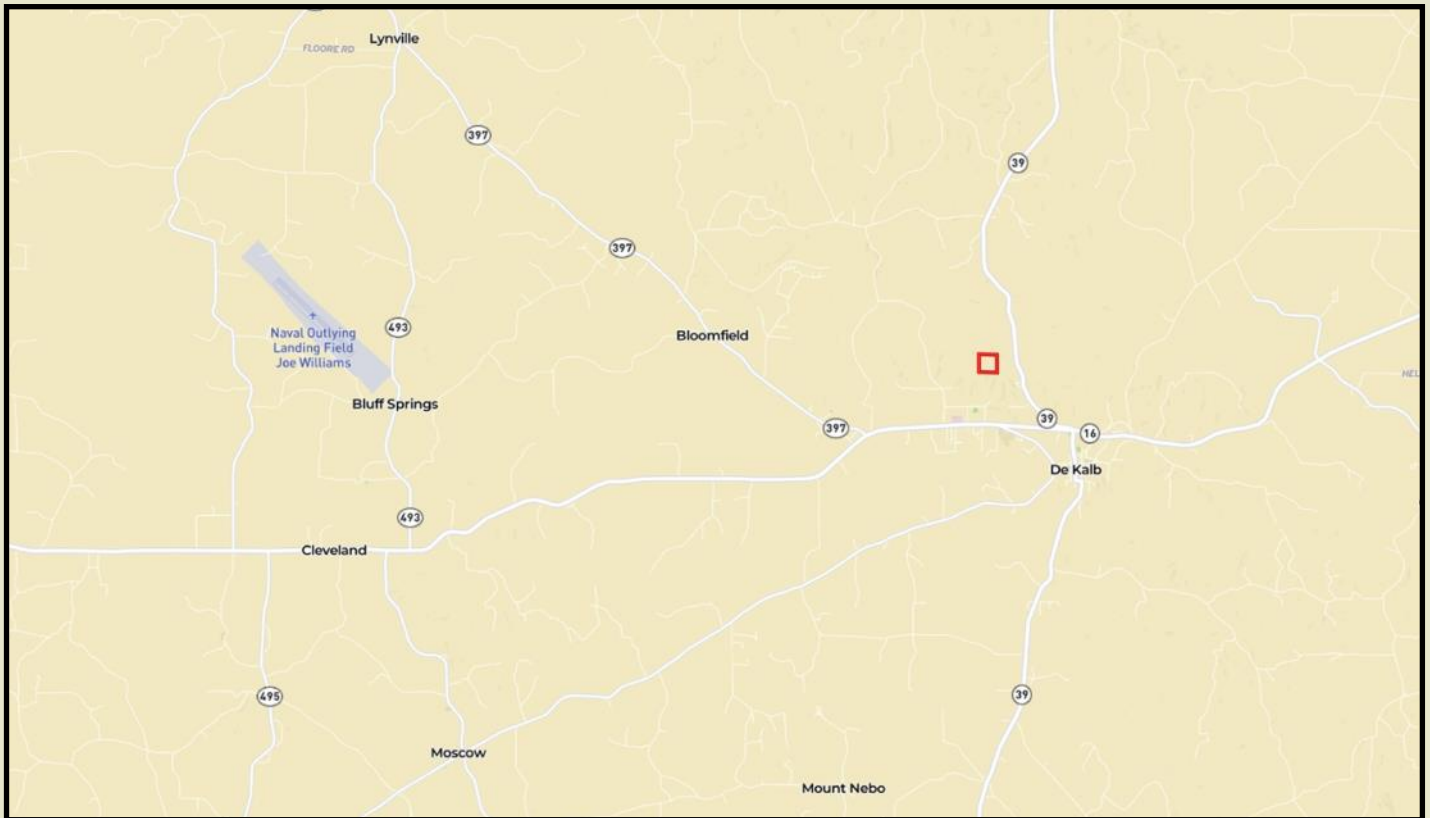
"Guiding Your Land Decisions for Over 60 Years"

FARM | TIMBER | HUNTING

Sartain's Heritage Properties, LLC

601-856-2720 • www.SartainsHeritage.com

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The advertisement features three background images: a green tractor with a front loader in a field, a dense forest of tall trees, and a person in a green jacket and hat standing in a shallow stream with a dog.

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