

OLD HENRY - 241 rolling acres in Chickasaw County fronting paved Chickasaw Clay County Line Road (CR 183) three miles west of Highway 45. The timber consists of 147 acres of 4 year pine plantation, 35 acres of 17 year pines with the balance in mature hardwood Streamside Management Zones. Well located being only minutes from Aberdeen, West Point, Starkville and Houston. This is an excellent timber and recreational investment located in the Black Belt Prairie Region noted for its rich soil and agriculture. The lay of the terrain will allow for an approximately 28 acre lake with several options for ridgetop cabin/lodge locations overlooking the lake.

In summary, the property presents a compelling opportunity for both timber investment and recreational development. Its location, mix of pine plantations and hardwoods, potential for a lake, and scenic vistas contribute to its attractiveness as a multi-purpose investment or personal retreat in a region with strong agricultural heritage.

\$2495/acre / \$600,970.65

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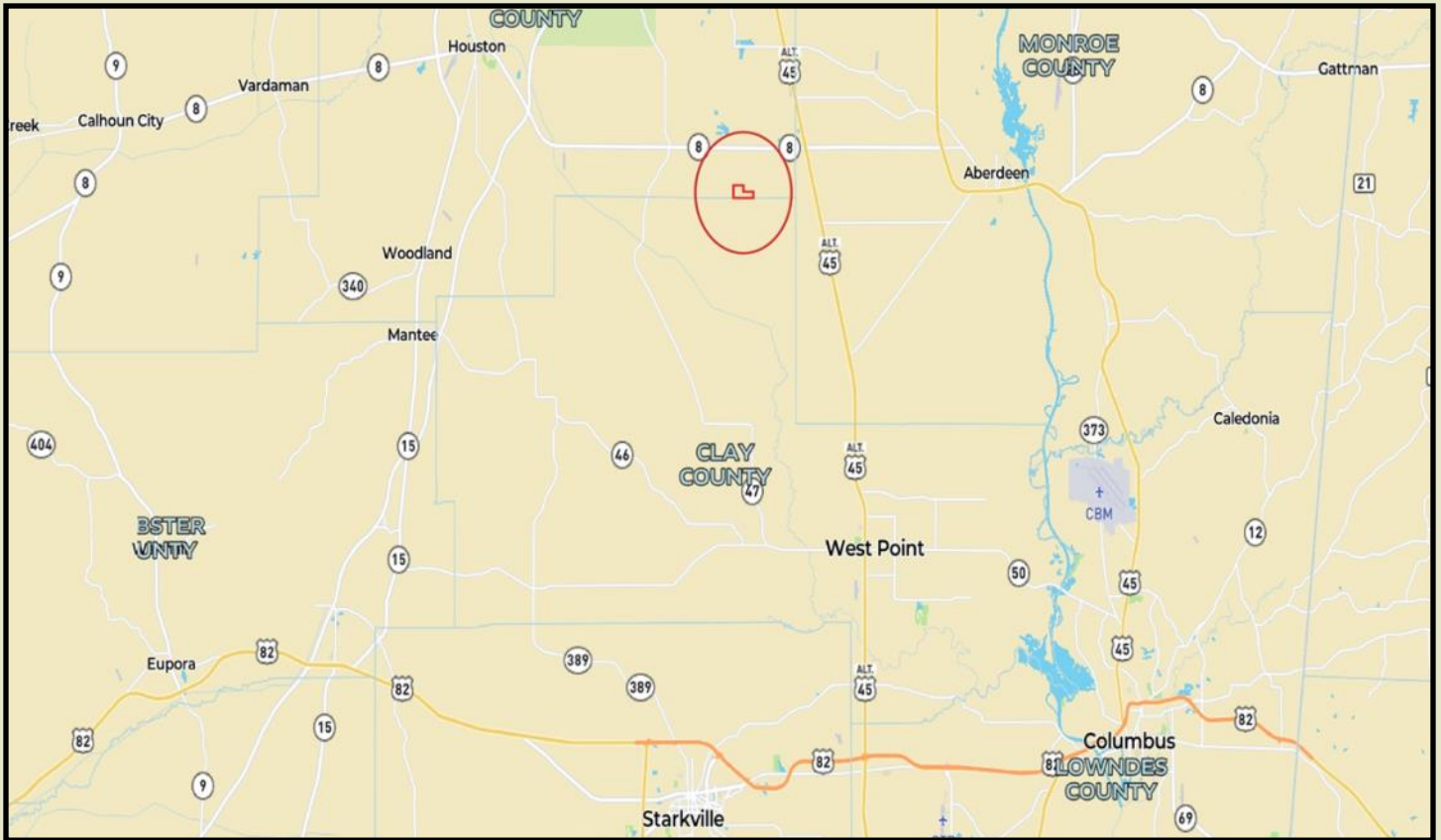
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