

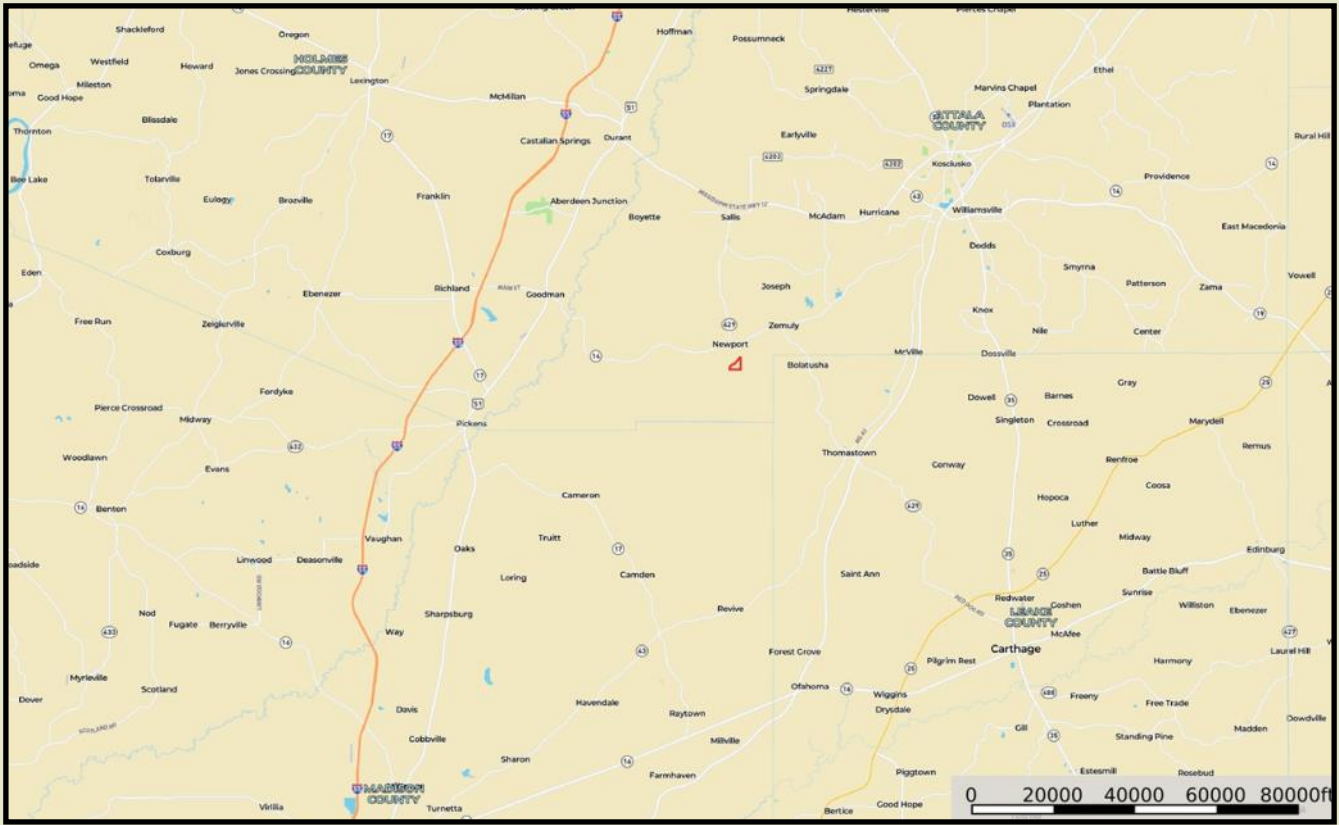


Deer Lake - Attala County, MS

This 108.9-acre property, nestled just south of Highway 14 in the Newport Community, presents a promising investment opportunity for timber and hunting enthusiasts alike. The predominant feature of this tract is the nine-year-old pine trees, which are nearing the ideal age for their first thinning. These pines cover approximately 88% of the land, indicating strong potential for future timber yield. Accessibility is ensured by the property's 4300 feet of frontage along gravel County Road 4016, making transportation convenient. Additionally, a 2800-foot gas pipeline easement traverses the southern portion of the property, providing not only an opportunity for food plots but also enhancing long-range visibility for hunting purposes. The gently sloping terrain lends itself well to the construction of a sizable lake, offering an approximate 14-acre lake site. Such a feature could further enhance the property's appeal for recreational activities and wildlife habitat. Situated just an hour's drive from Metro Jackson via I-55 or Highway 51 to Goodman and then Highway 14, the property's location is easily accessible, making it an attractive option for those seeking a retreat from urban life without sacrificing convenience. **\$2850 per acre / \$310,223.00**

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