

Coldwater Retreat

245 acres
Tate County, MS



Coldwater Retreat - 245 Surveyed acres located in Tate County Mississippi, along highway 306 three miles east of I-55. This property offers excellent investment and recreational opportunity with annual income. The diversity of the property is very unique with rolling timbered hills, open cropland and pine thickets. With its location to Memphis (25 miles south) this property is the perfect investment and hunting retreat. The Coldwater area is rapidly growing with development and this property lends itself to development in the future.

Location: Tate County Mississippi – Sec 35, T4S, R7W

Improvements:

- Small Cabin w/utilities
- Road System
- Food Plots
- Deer Stands
- Gated Access Points
- Small Ponds

Land breakdown:

- Mixed Hardwoods and Natural Pine +/- 164.1 acres
- 13 Year old Plantation Pine +/- 37 acres
- Cropland +/- 43.9 acres

\$624,750.00

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