

The Natural Resources Group, Inc.

112 S. Main Street Suite 201 • Tuscumbia, Alabama 35674
(256) 383-8990 Phone • (256) 383-2990 Fax

www.NaturalRG.com

PROPERTY SPECIFICS

Property No.: SGN01

Sardis Lake

Marshall County, MS

\$ 1,275 Per Acre*

Price: \$ 83,257.50

65.30 Acres*

The Natural Resources Group, Inc. is representing the Seller as the Seller's Agent **

Cover Type: Merchantable Timber

Present Use: Timberland / Recreation

Access: Paved County Road

Property Rights: Fee Simple

Topography: Gently Rolling

Zoning: None

Description:

!!! READY to HUNT !!!

WILDLIFE: Loaded with deer, turkey, and lots of other game animals; not to mention there are numerous public hunting opportunities nearby!

RECREATION: Just minutes from John W. Kyle State Park which offers many different recreation activities, including a great golf course and lodging.

FISHING: Just minutes from Sardis Lake – arguably one of Mississippi's best fisheries!

A great wildlife food plot is already in place and there are several other suitable locations for food plot construction.

TIMBER: The property offers merchantable timber that is ready to produce income.

WATER: A pond on the southern portion of the property offers thirsty wildlife a drink year around.

FROM SUBJECT PROPERTY: 23 miles to Oxford; 20 miles to Holly Springs; 68 miles to Memphis, TN; 39 miles to Batesville; 47 miles to Hernando; 77 miles to Tupelo, MS

Driving Directions:

This property is located on Blackwater Rd. in the Laws Hill, MS community.

Use "Google Maps" or "Mapquest" to find detailed directions to Laws Hill, MS.

FROM Laws Hill: Starting at the intersection of Hwy 310 and Laws Hill Rd. travel north a short distance (0.15 mi.) and take a left onto Blackwater Rd.; drive for 1 mi. to the 50 ft. wide portion of SGN01 that touches said Blackwater Rd. (said 50 ft. strip of land was surveyed along with the rest of the property in 2009. Said strip belongs to the owner of SGN01 and can be used for any purpose within the confines of the law).

Please note:

* Properties are sold as a total sum, and not on a per acre basis. Acreage estimates are deemed accurate but neither the owner nor their agents warrant acreage amounts.

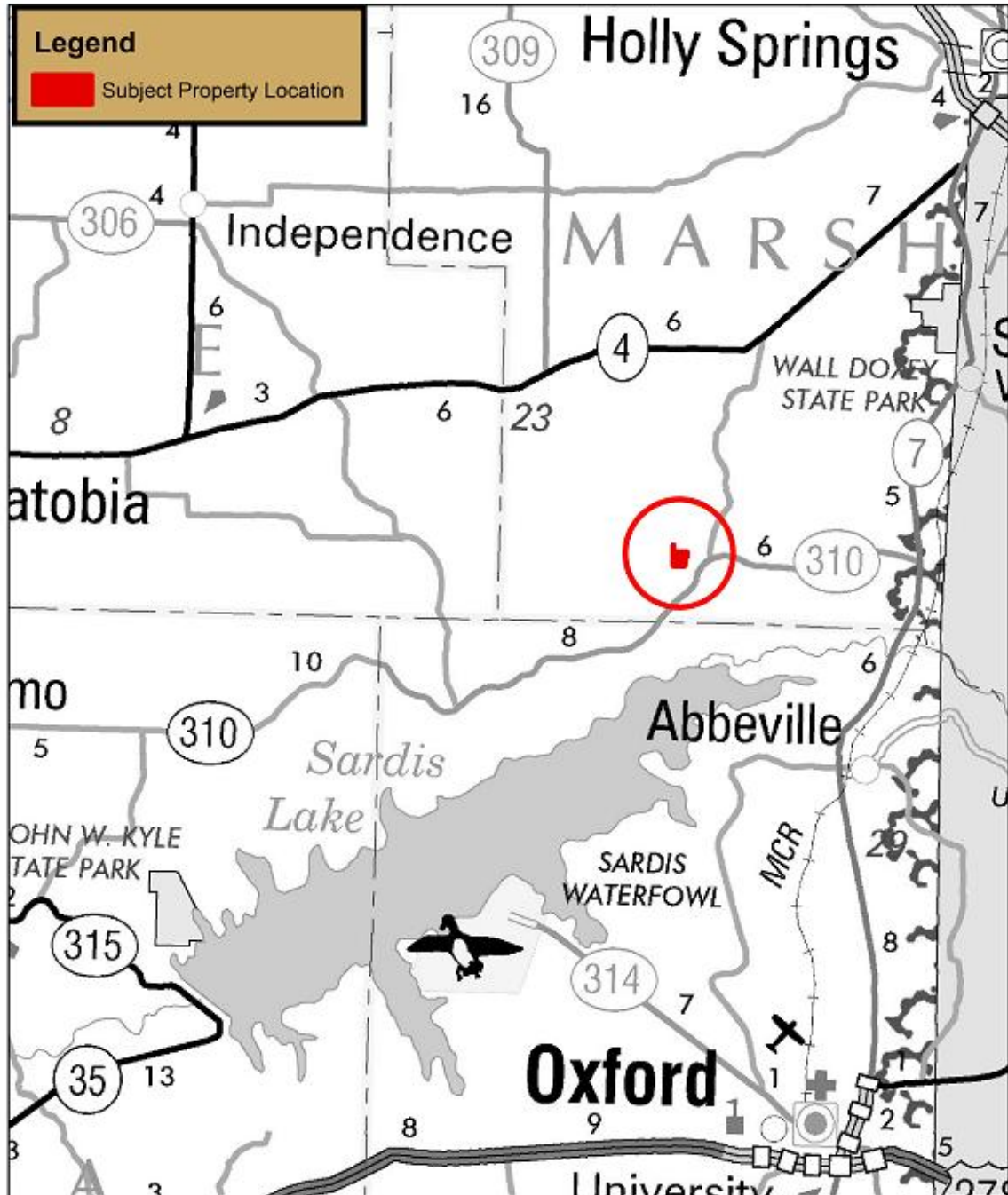
** Please see our agency disclosure statement for information about our representation regarding this and all other properties.

NRG, INC.

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Property No. - SGN01

Location Map



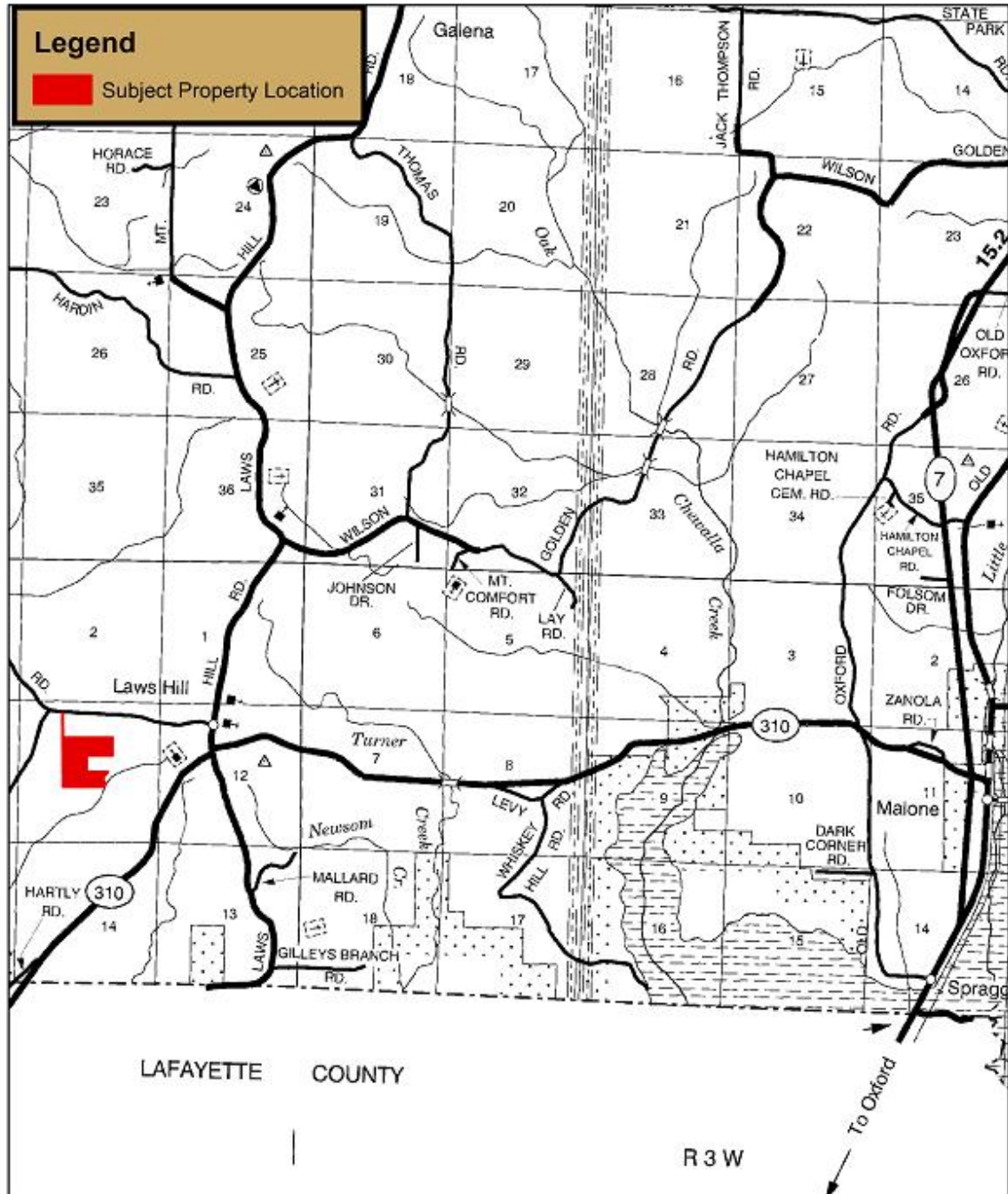
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Property No. - SGN01

Road Map

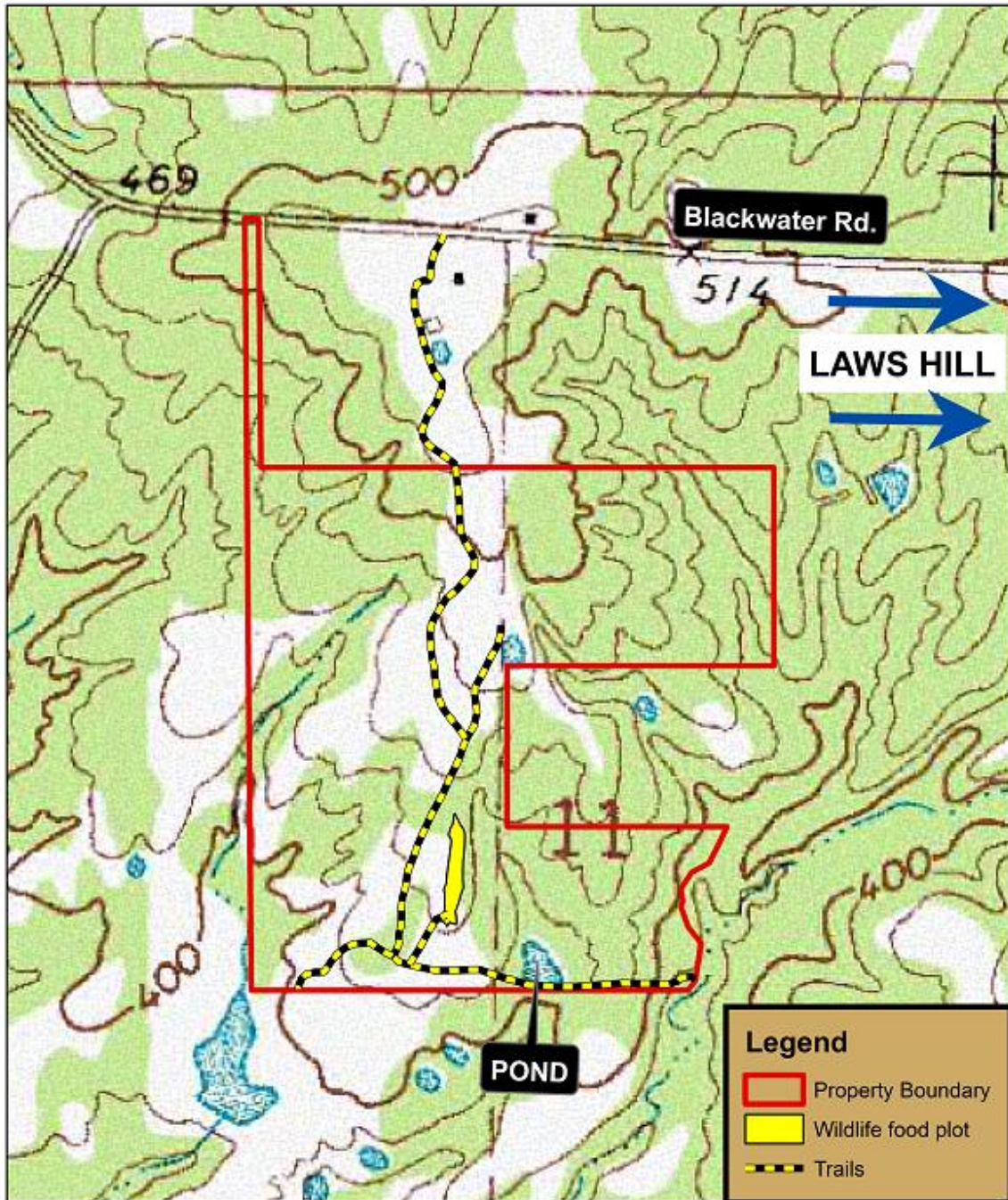
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Property No. - SGN01 Topographic Map

This map is furnished for the convenience of the Buyer. Neither the Owner or the Broker warrants its accuracy, or its depiction of land use, boundary location, acreage, easements or the lack thereof, or timber type.

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0 250 500 1,000
Feet

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Property No. - SGN01 **Aerial Photograph**

The date of this photography is unknown.
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0 250 500 1,000
Feet