

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.: CBK01

Glen Tract

Alcorn County, MS

\$ 1,180 Per Acre*

Price: \$ 94,400.00

80.00 Acres*

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

Cover Type: Pine Plantation

Present Use: Timberland / Recreation

Access: Deeded Easement

Property Rights: Fee Simple

Topography: Flat to Gently Rolling

Zoning: None

Description:

Professionally established pine plantation! This +/- 80 acres would be a great investment with the added bonus of enjoyment through recreation and/or hunting. The timber on this property consists of approximately 40 acres of a very well stocked, 6 year old pine plantation; approximately 23 acres of merchantable bottomland hardwood; with the balance in a wet area around Cooney Creek that would make a great duck hunting area. Judging by the deer tracks in the dirt woods roads on the property, there are numerous deer using this property for food, cover, and travel. These pine stands are approximately 8-9 years away from income production from a first commercial thinning. Legal access is via two un-developed 30 ft. wide deeded easements. Currently, the best access for viewing the property is down the neighbor's driveway which runs parallel to the easement leading to the northwest corner of the property.

Less than 15 min. from **Corinth, MS**; Approximately 40 min. from **Booneville, MS**; Approximately 1 hr. from **Tupelo, MS**; Approximately 55 min. from **Florence, AL**; Approximately 1 hr. & 45 min. from **Memphis, TN**;

Driving Directions:

From: Corinth, MS: Starting at Wal-Mart drive a short distance to the traffic light at Hwy 72; Take a R onto Hwy 72 driving E for 4.1 mi.; At traffic light take a R onto CR 306 driving for 3.5 mi.; At John's Cemetery bear to the right for a short distance; Then, staying on pavement take left onto CR 333 for 0.5 mi. to a gravel driveway on the left; For 0.2 mi. driveway passes the house turning into a field road leading to the N boundary of CBK01.

From: Burnsville, MS: Starting at the intersection of Hwy 365 and Hwy 72; Go W on Hwy. 72 for 7.3 mi.; At traffic light take a L onto CR 306 driving for 3.5 mi.; At John's Cemetery bear to the right for a short distance; Then, staying on pavement take left onto CR 333 for 0.5 mi. to a gravel driveway on the left; For 0.2 mi. driveway passes the house turning into a field road leading to the N boundary of CBK01.

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.

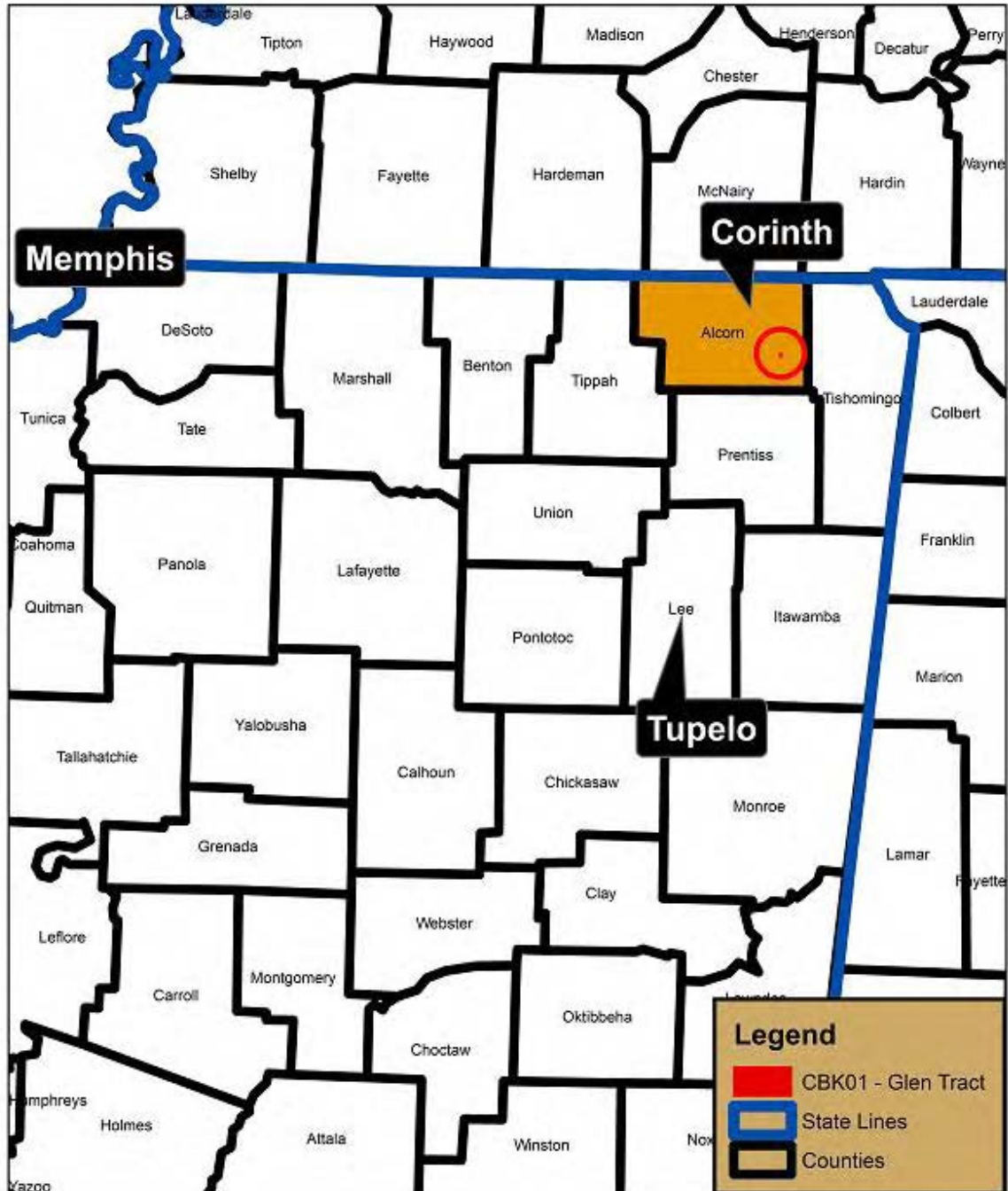
** Please see our agency disclosure statement for information about our representation regarding this and all other properties.

NRG, INC.

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 No. - CBK01

Area Location Map

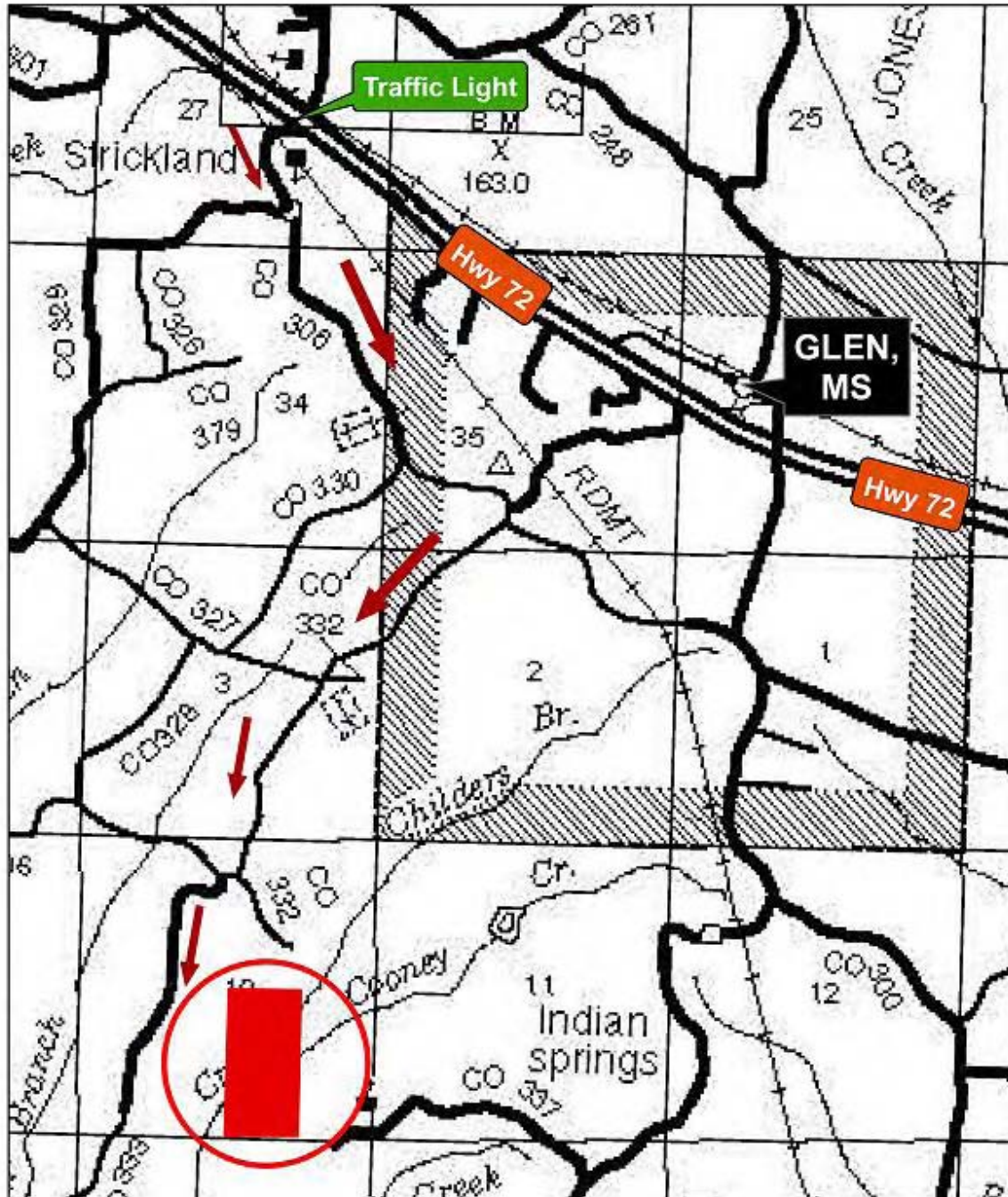
Natural Resources Group, Inc.
256-383-8990 www.NaturalRG.com

0 12.5 25 50 Miles

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

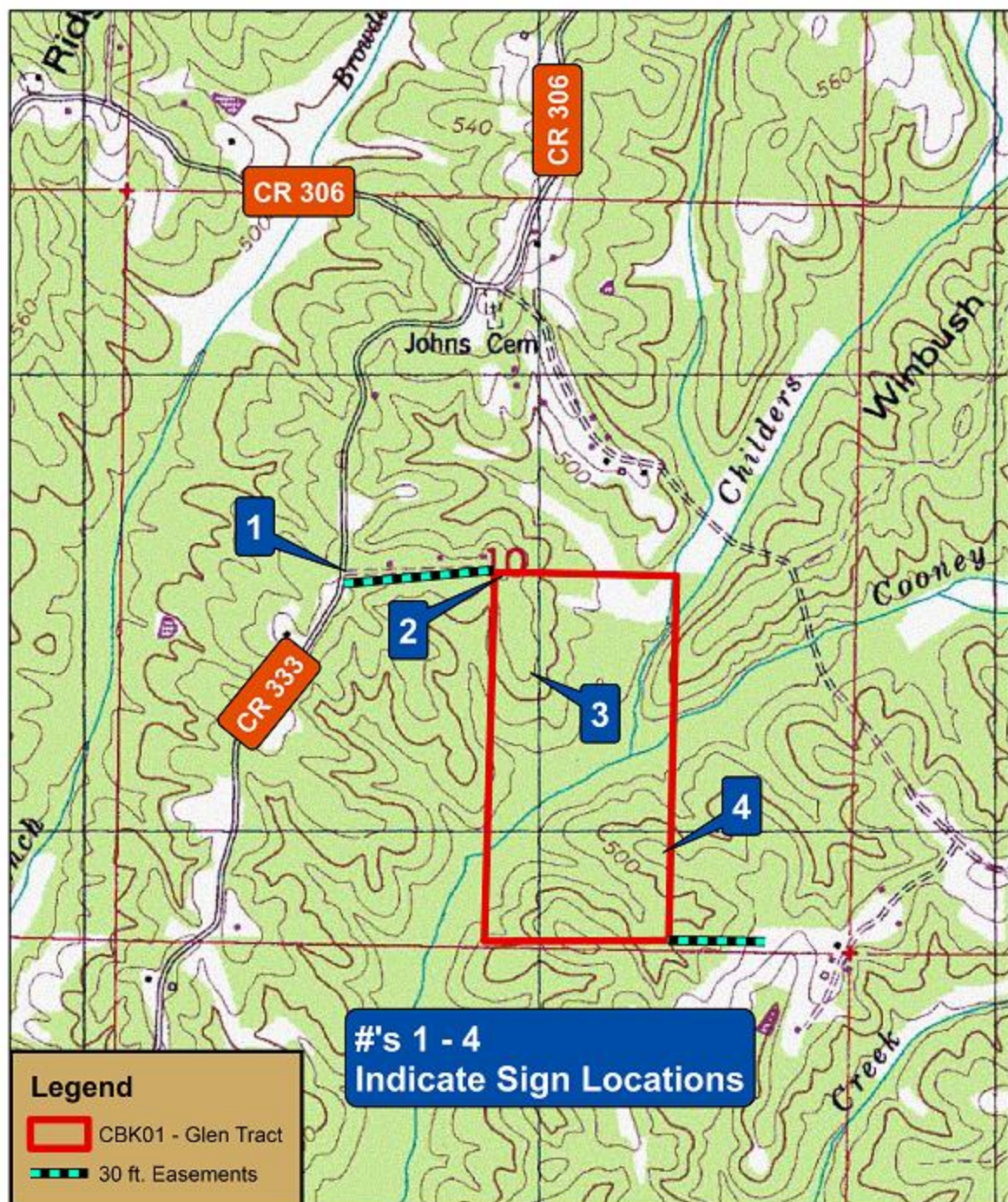


Property No. - CBK01

**Alcorn
County Road Map**

Natural Resources Group, Inc.
256-383-8990 www.NaturalRG.com

0 0.25 0.5 1
Miles



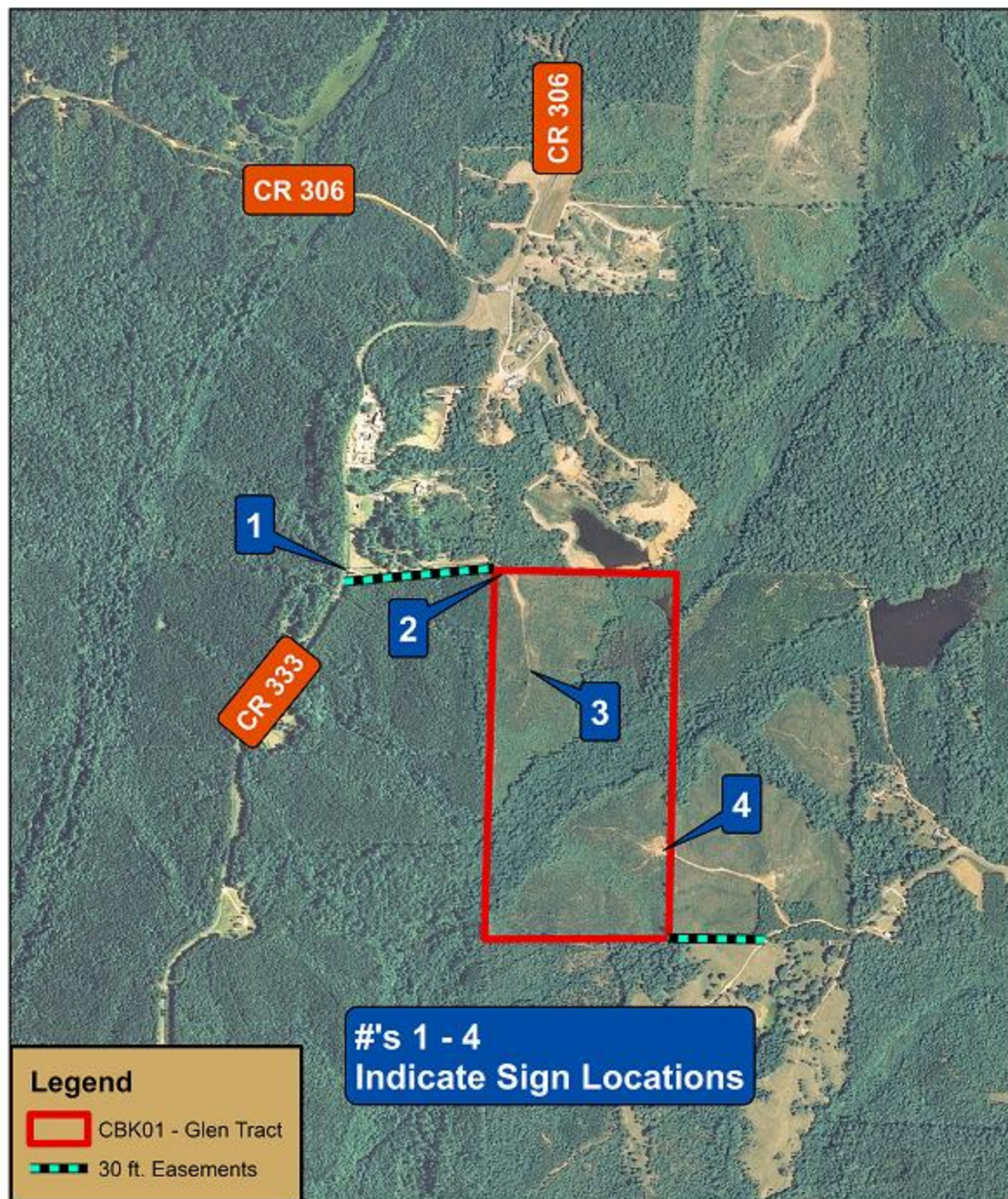
Property No. - CBK01

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.

Natural Resources Group, Inc.
256-383-8990 www.NaturalRG.com

0 500 1,000 2,000 Feet



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



Wide view of pine plantation.



Dirt woods road running through the
6 yr. old pine plantation.



Pine plantation.



Sign location # 4 close up.



Pine plantation!



Sign location # 4 wide view.