



Natural Resources Group, Inc.

112 South Main Street - Suite 201
Tuscumbia, Alabama 35674
www.naturalrg.com
256-383-8990

Property No.: RNM01

Jumpertown

327.50 Acres*

Prentiss County, MS

PROPERTY AS A WHOLE - 327 acres \$397,430 (\$1,215/ac)

OR:

Parcel 1 - 118 acres \$133,045 (\$1,128/ac)

Parcel 2 - 209 acres \$264,385 (\$1,265/ac)

Cover Type: open, ponds, timber

Present Use: timber, pasture, recreation

Access: county road

Property Rights: land and improvements

Topography: flat to gently rolling

Zoning: none

Description

Minutes away from Booneville, this property has it all. Excellent road frontage on CR 7301, acres of rolling pasture and young planted pine, ponds, and an endless choice of trails for hiking, ATV access, or horseback riding. To top that off, a beautifully situated cabin complete with power, water and all the amenities waits to welcome you home after a long day. This property is offered as two parcels, or as a whole.

Parcel 1 boasts road frontage on paved CR 7301. Parcel 1 is approximately 118 acres and has planted pine, numerous trails, and open areas for food plots.

Parcel 2 is accessed by a private driveway off of CR 7131. Parcel 2 is approximately 209 acres, and has the cabin and most of the pastureland.

Please do not hesitate to look at this property. Buyers are constantly describing what they want : established trails, outfitted cabin, open grazing land and food plots, running creeks and streams, established timber investment, all at a low price. Here it is!!

The maps that are provided will get you anywhere on the property. Feel free to spend as much time on it as you want, or call us for a tour. You won't be disappointed.

Driving Directions

FROM: The intersection of Hwy 4 and Hwy 45 (4-lane) in Booneville, MS

To get to Parcel 1:

Continue west on HWY 4 for 5.3 miles to Jumpertown, where you will turn left (south) on CR 7301. Go 0.6 miles and you will be at the northwest corner of the property. Look for NRG signs that will indicate your location.

To get to Parcel 2:

Continue west from HWY 45 on HWY 4 for 3.7 miles to Jumpertown, where you will turn left (south) on CR 7131. Go 1.1 miles and turn right (west) onto a private gravel drive. Travel the private driveway for 0.8 miles to the east boundary line of Parcel 2. Again, look for NRG signs that will indicate your location.

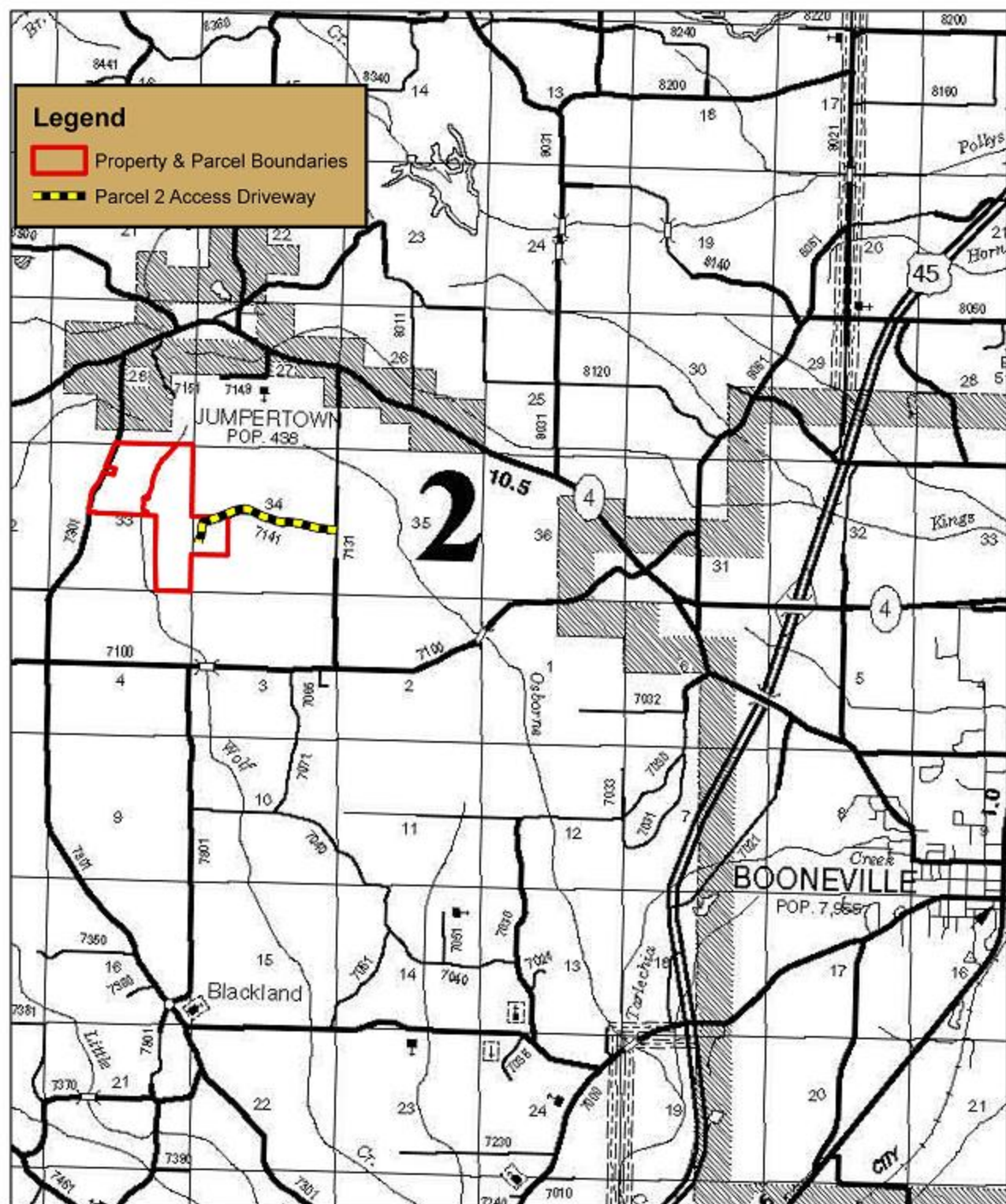
The Natural Resources Group, Inc. is representing the Seller as the Seller's Agent **

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.



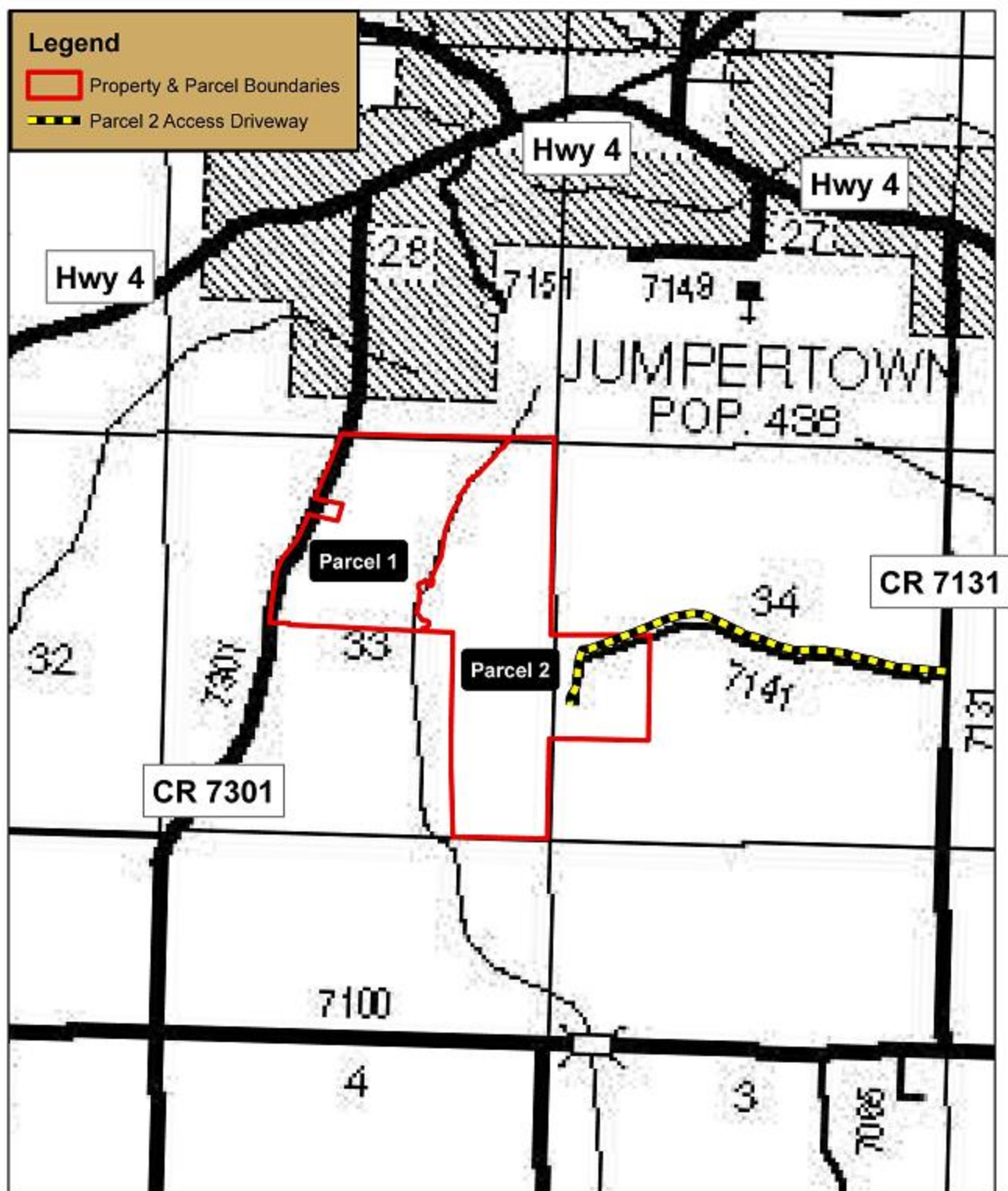
Property No. - RNM01
Location Map



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Legend

- Property & Parcel Boundaries
- Parcel 2 Access Driveway

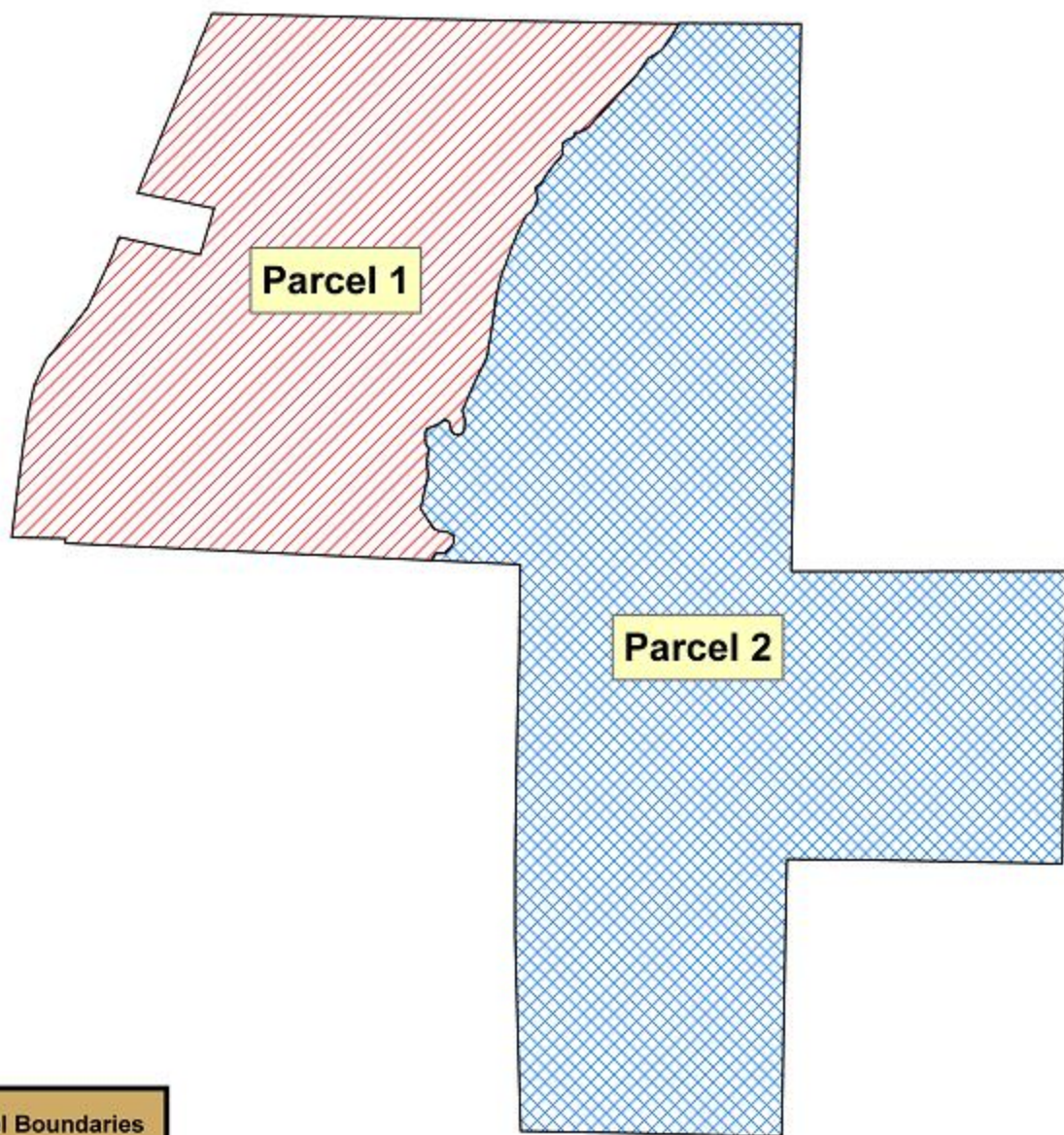


Property No. - RNM01
County Road Map



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0 0.2 0.4 0.8
Miles



Parcel Boundaries


-  PARCEL # 1
-  PARCEL # 2

Parcels

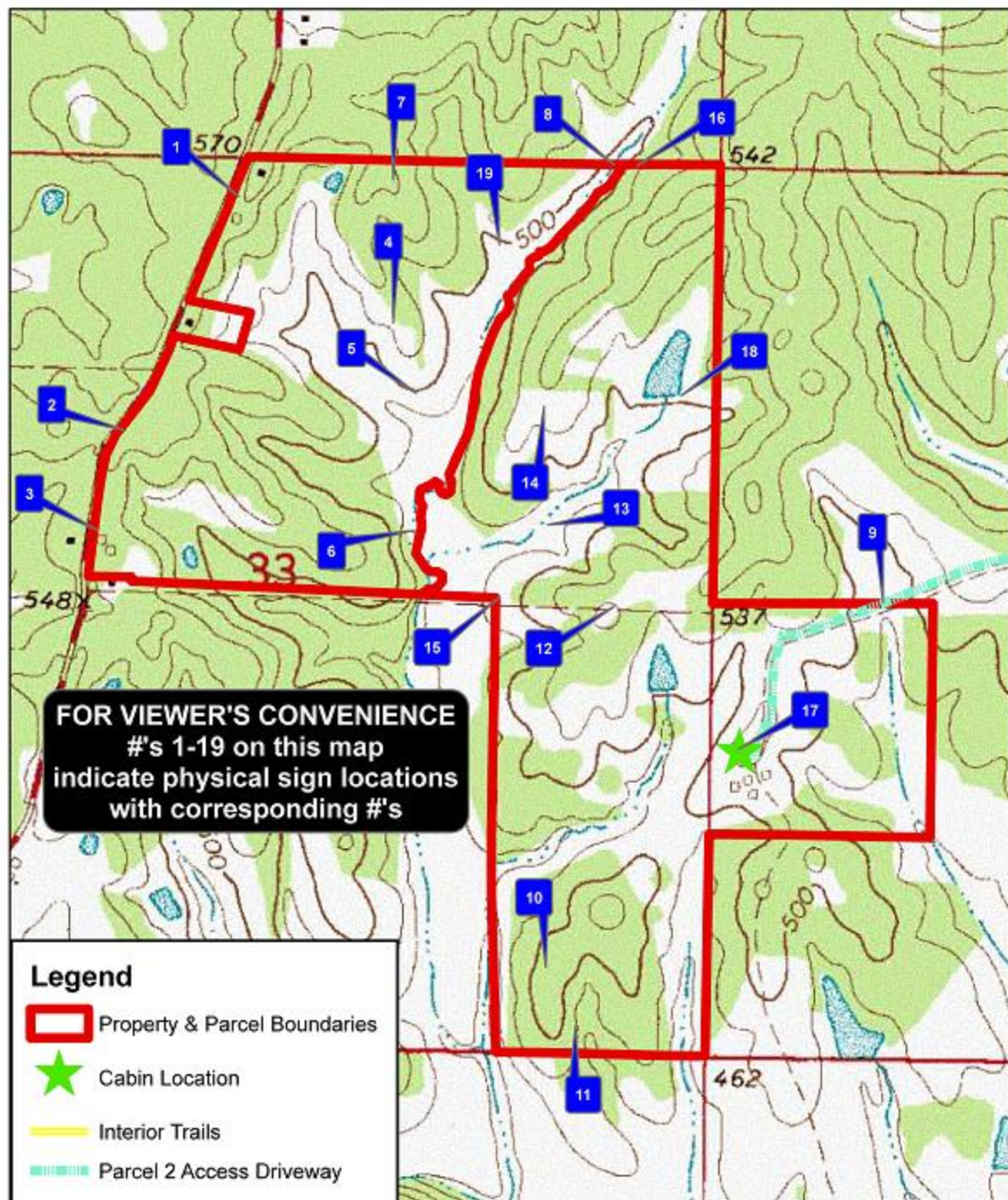


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0 0.125 0.25 0.5
Miles



A horizontal scale bar with four segments corresponding to the distances 0, 0.125, 0.25, and 0.5 miles.



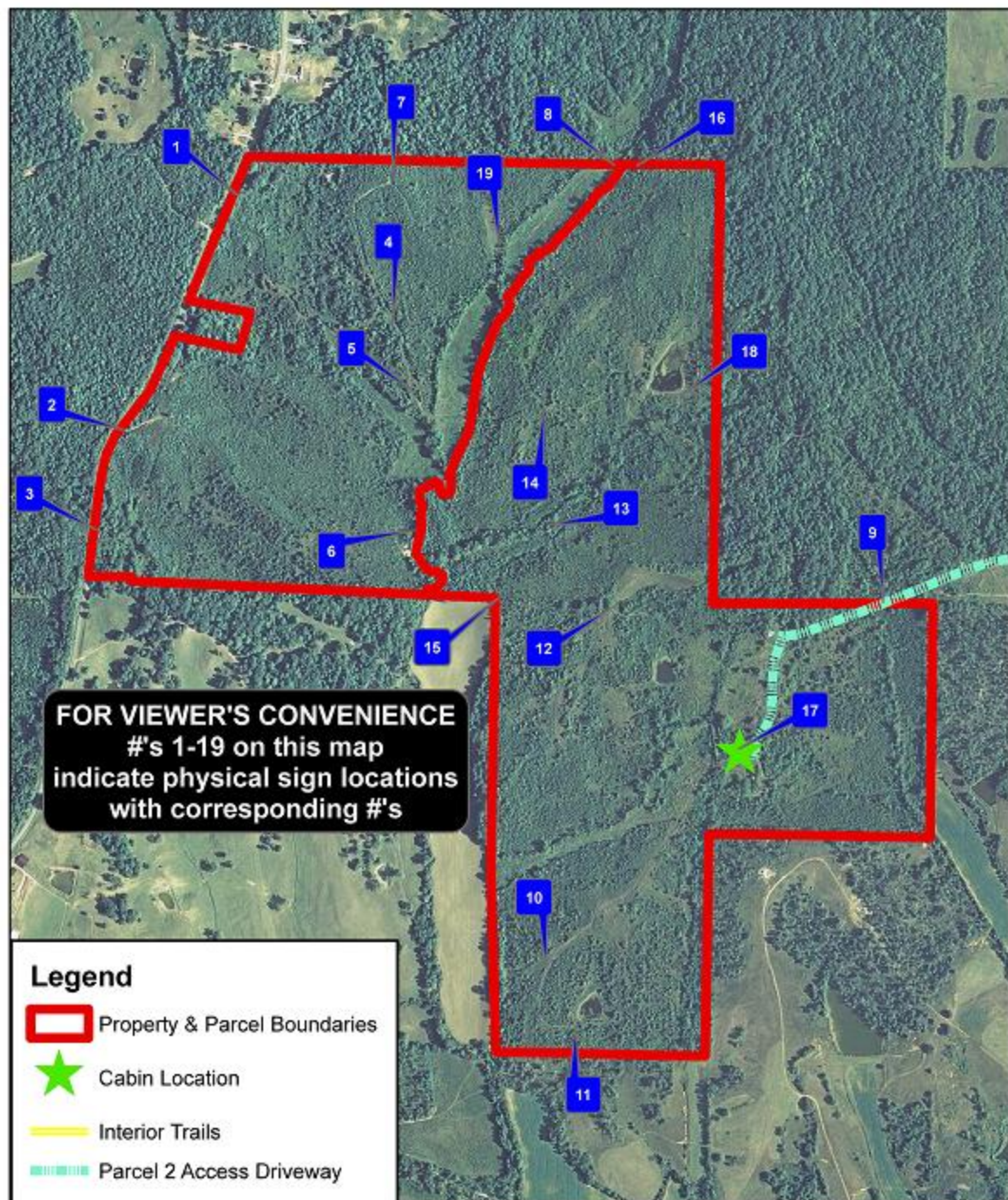
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Trails Map -Topography

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 0.05 0.1 0.2
Miles



Property No. RNM01

Trails Map -Aerial

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The date of this photograph is unknown.
Neither the Owner or the Broker warrant its accuracy,
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easements or lack thereof, or timber type.



0 0.05 0.1 0.2
Miles



