

**Property No.: RNM01**

**Jumpertown**

**327.50 Acres\***

**Prentiss County, MS**

**PREVIOUSLY OFFERED BY BID SALE  
PROPERTY IS NOW AVAILABLE  
FOR THE FOLLOWING:**

**PARCEL 1 - 118 ACRES - \$ 133,045 (\$1,128/AC)**  
**PARCEL 2 - 209 ACRES - \$ 264,385 (\$1,265/AC)**  
**AS A WHOLE - 327 ACRES - \$ 397,430 (\$1,215/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

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.

**Description**

**This property was offered for sale by sealed bid on Saturday, June 26. It did not sell and the seller is offering it for the prices shown above.**

**Please take note!**

**At these prices, we don't expect it to be on the market long.**

**Call us at 256-383-8990 and we can meet you with ATVs for a complete tour.**

**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:**

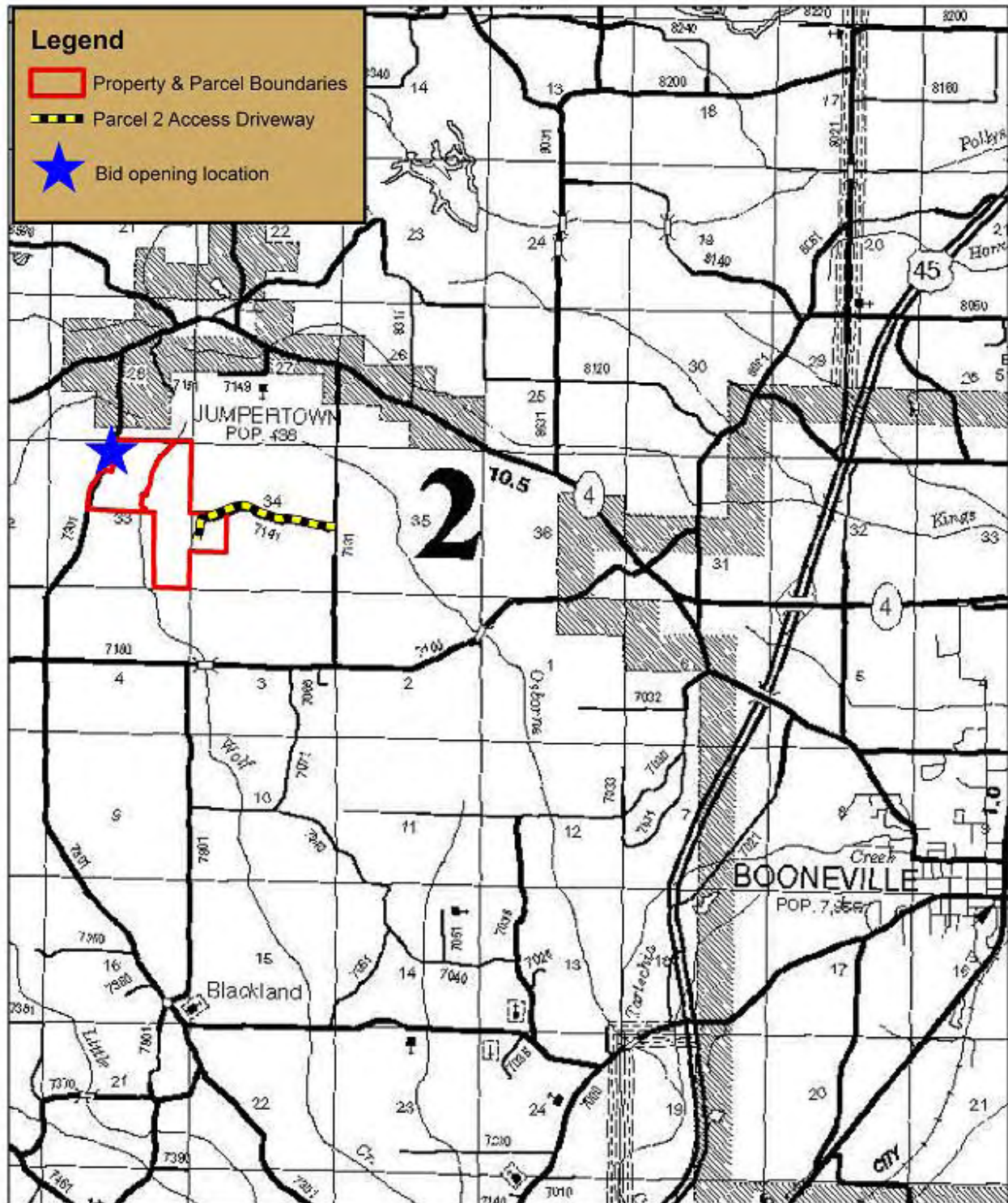
\* Properties are sold as a total sum, and not on a per acre basis. Acreage estimates are deemed accurate but neither the owner nor their agents warrant acreage amounts.

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

# 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](http://www.NaturalRG.com)



**Property No. - RNM01**  
**Location Map**

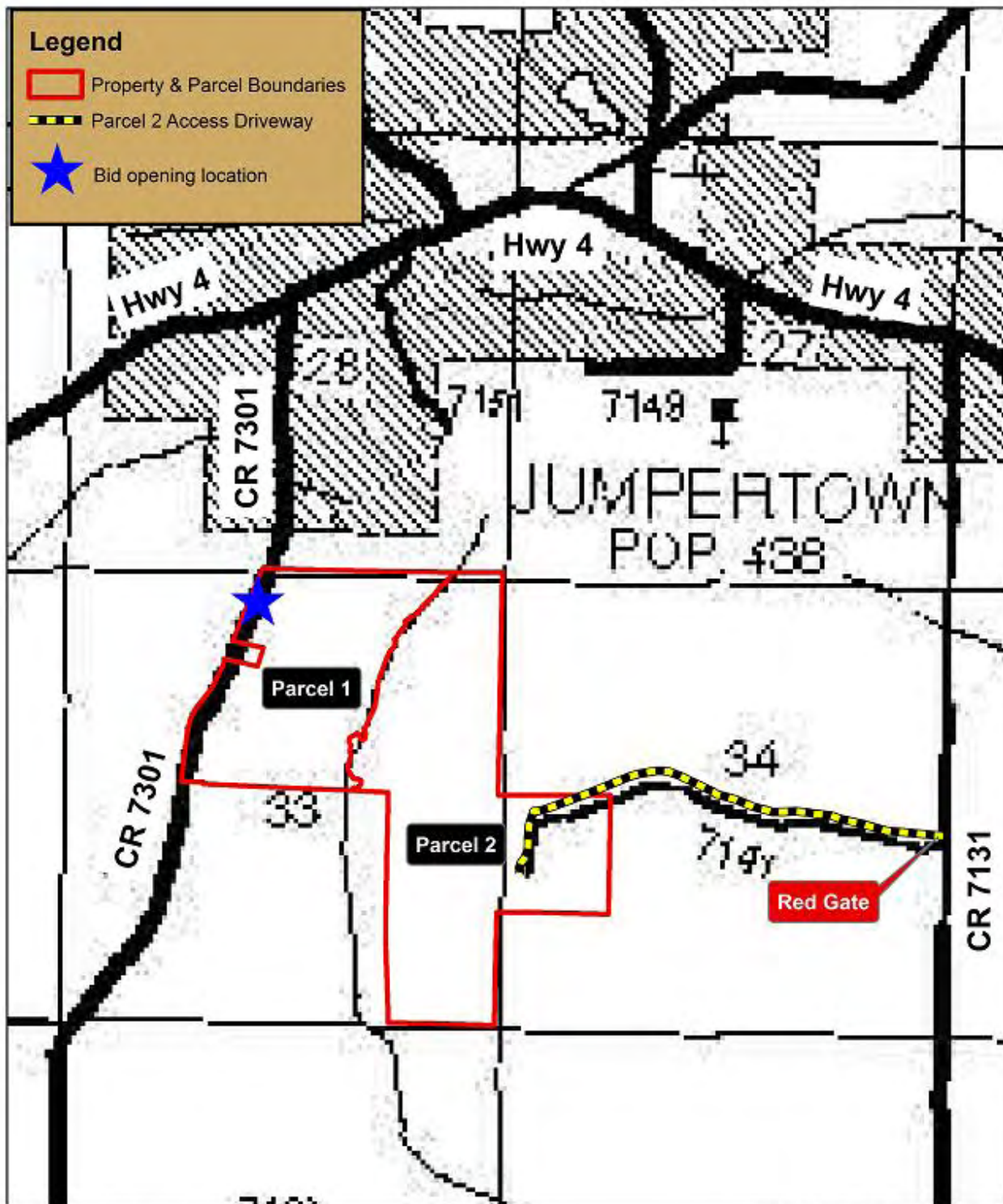
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Property No. - RNM01  
County Road Map



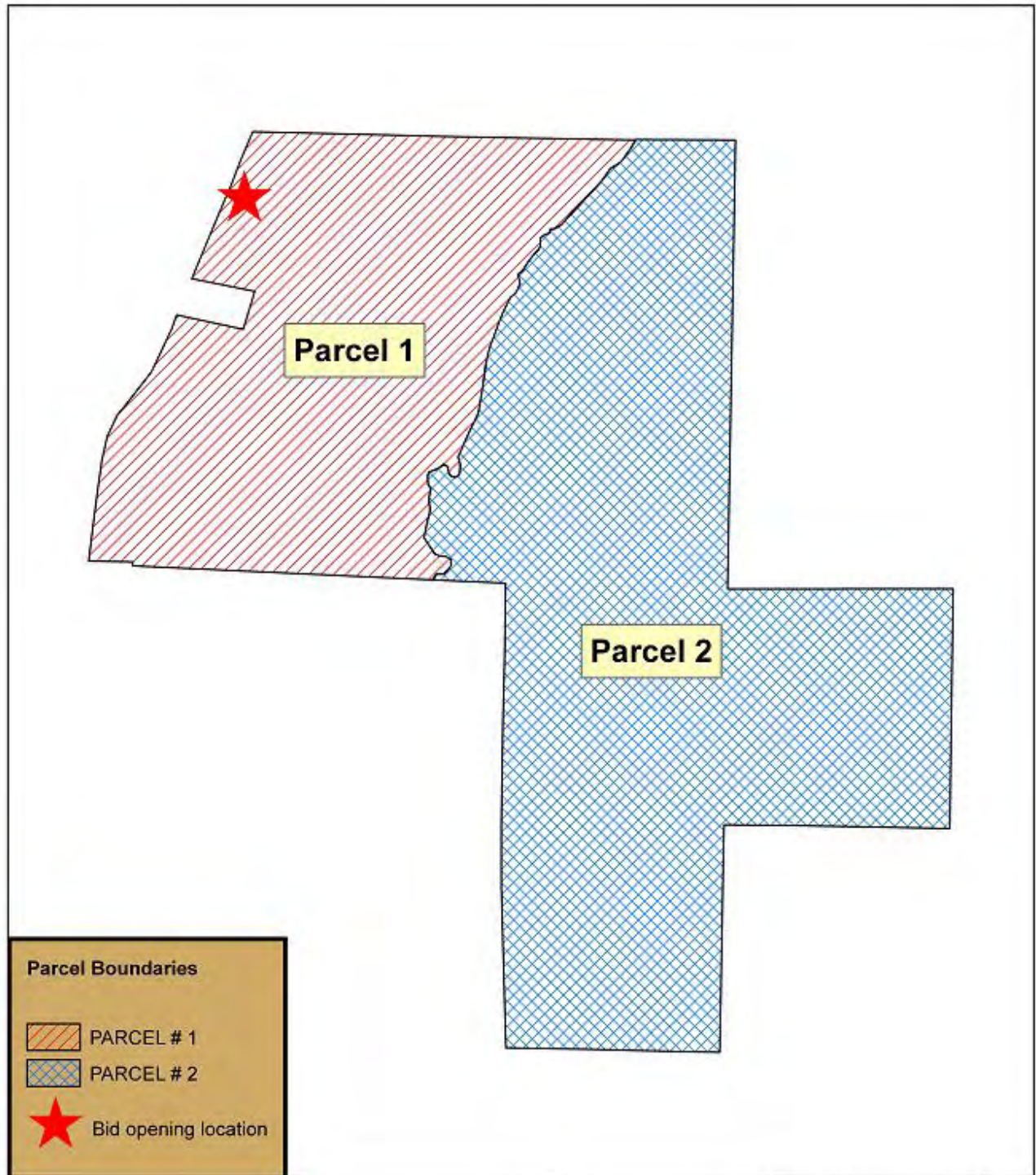
0 0.2 0.4 0.8  
Miles

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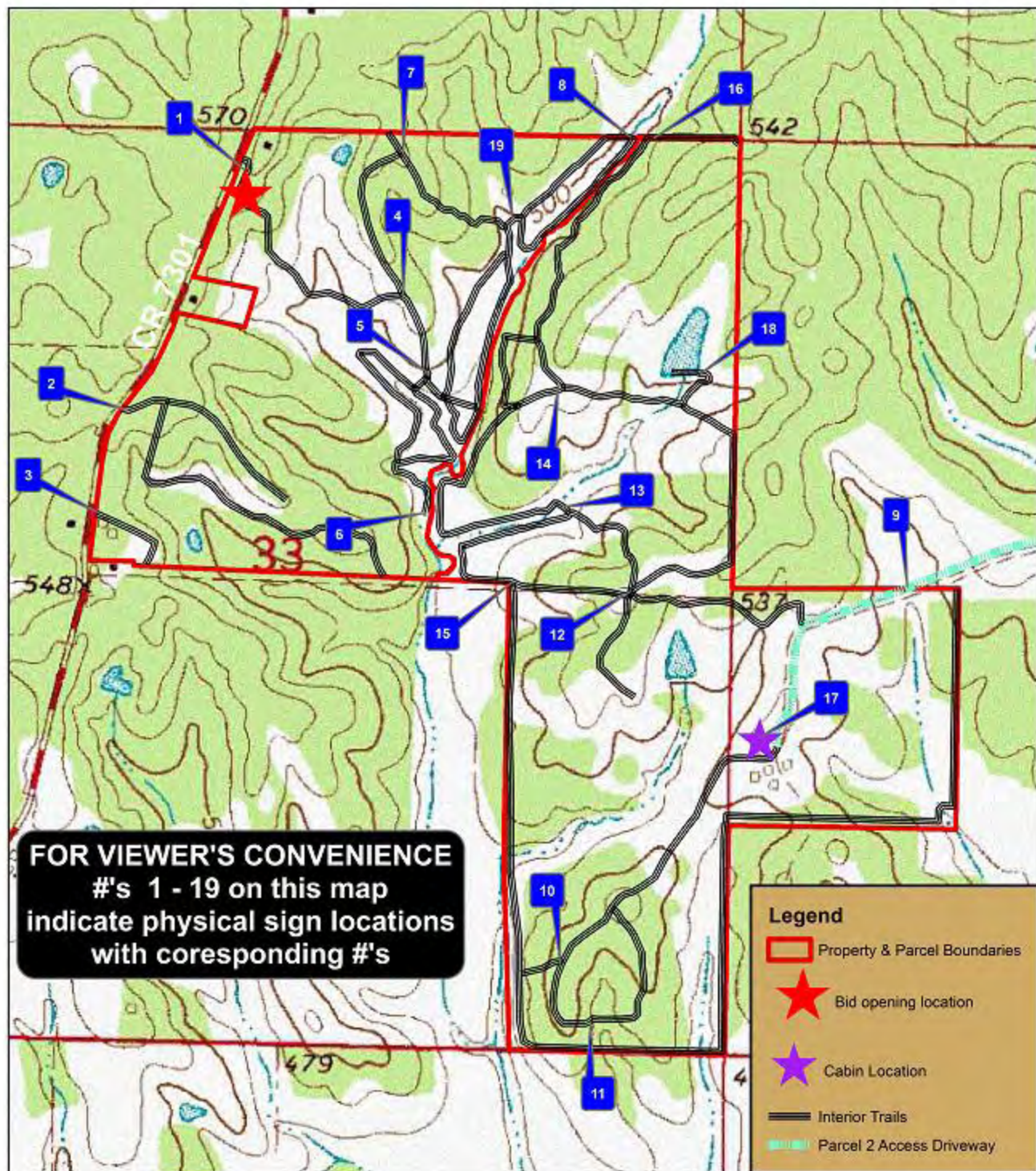
## Parcels



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0 0.125 0.25 0.5  
Miles





## Property No. - RNM01 Trails Map - Topography

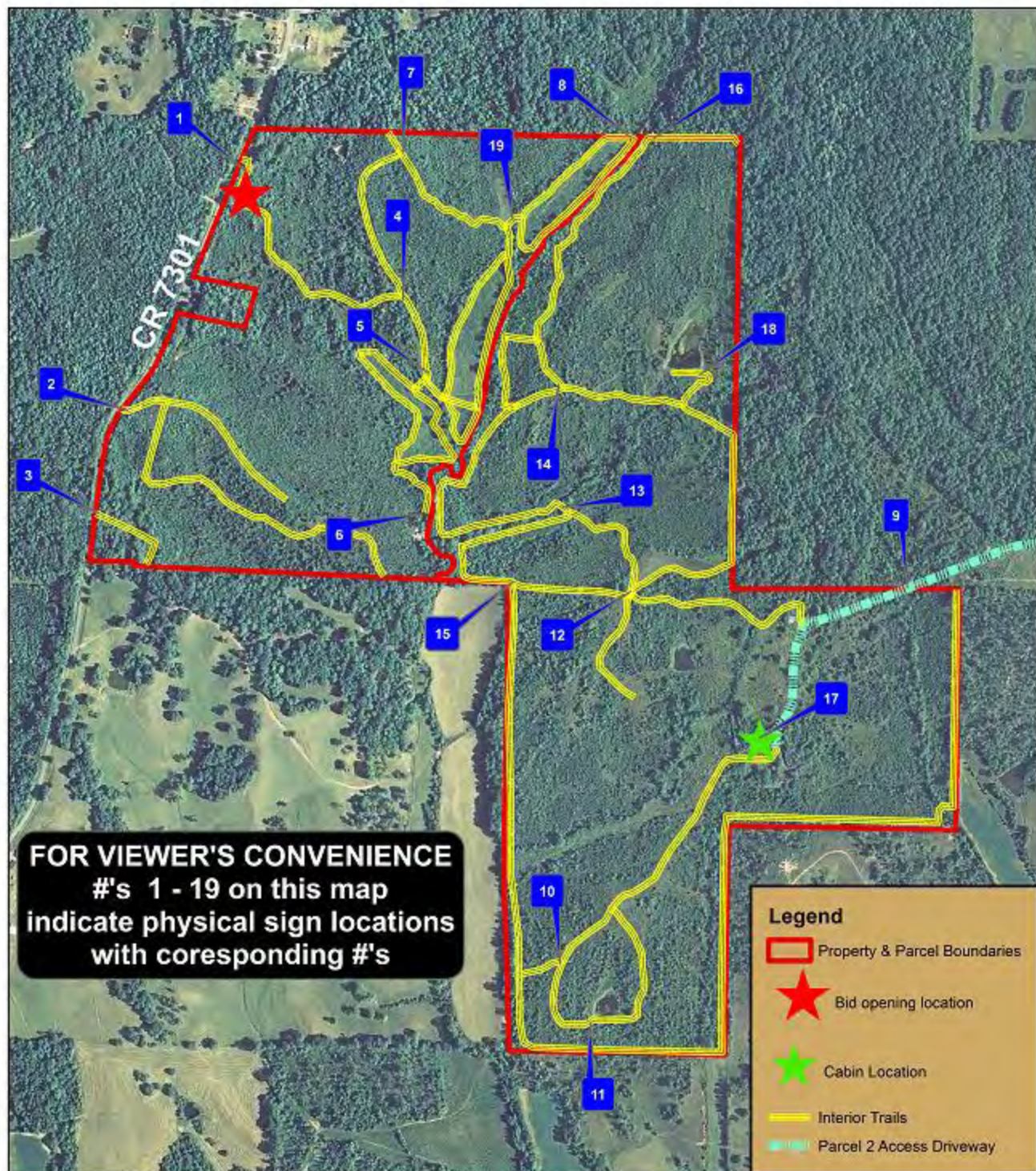
This map is furnished for the convenience of the Buyer. Neither the Owner or the Broker warrant it's accuracy, or it's depiction of land use, boundary locations, acreage, easements or lack thereof, or timber type.



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0 0.1 0.2 0.4  
 Miles





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### Trails Map - Aerial

The date of this photography is unknown. 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 0.1 0.2 0.4 Miles





