

# *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 SPECIFICS

**Property No.: RNM03**

**Oakley Place**

Prentiss County, MS

\$ 1,395 Per Acre\*

Price: \$ 238,400.00

170.90 Acres\*

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

Cover Type: Diverse Timber / Open

Present Use: Timberland / Recreation

Access: Paved County Road

Property Rights: in fee simple

Topography: Flat to Gently Rolling

Zoning: None

### Description:

A combination of open land, gentle topography, and building sites make this an ideal property for multiple uses. Diverse land cover equals good wildlife habitat and this property has plenty of diversity! Throw in the +/- 8 acres of open land, much of which are established wildlife food plots, and you have a buffet for an array of area wildlife. Different ages and types of timber growing throughout the property adds to the diversity, including some mid-age pine/hardwood mix and some mature hardwood. This would be the ideal property for a primary residence with plenty of room to roam, a hunting property with a building site for your hunting camp, or just a great investment to add to your portfolio. This property boast 1/4 mile plus frontage on a paved county road. Power and water are available.

As always NRG, Inc. is available to show the property. Serious inquirers are welcome to view the property "at-your-own-risk" without the aid of the Broker or Agent. The combination to the lock is available upon request. We ask that viewers restrict travel through the subject property to foot or ATV traffic only in order to maintain the integrity of the interior roads during the upcoming wet season.

Property is: 10 minutes from Booneville, MS; 20 minutes from Ripley, MS; 25 minutes from Corinth, MS; 35 minutes from Tupelo, MS; 1 hour 35 minutes from Memphis, TN;

### Driving Directions:

From TUPELO: Travel N on Hwy 45 (4-lane) to the intersection of Hwy 30 and Hwy 45 (north of Baldwyn, MS); from the intersection of Hwy 30 and Hwy 45 continue N on Hwy 45 for 4.2 miles; take a left onto CR 7000 (Osborne Crk. Rd.) for .6 of a mile; take a right onto CR 7200 for 4.8 miles; wire mesh gate is on the left.

From CORINTH: Travel S on Hwy 45 (4-lane) to the intersection of Hwy 4 and Hwy 45 (Booneville/Ripley Exit); from the intersection of Hwy 4 and Hwy 45 continue S on Hwy 45 for 3 miles; take a right onto CR 7000 (Osborne Crk. Rd.) for .6 of a mile; take a right onto CR 7200 for 4.8 miles; wire mesh gate is on the left.

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.

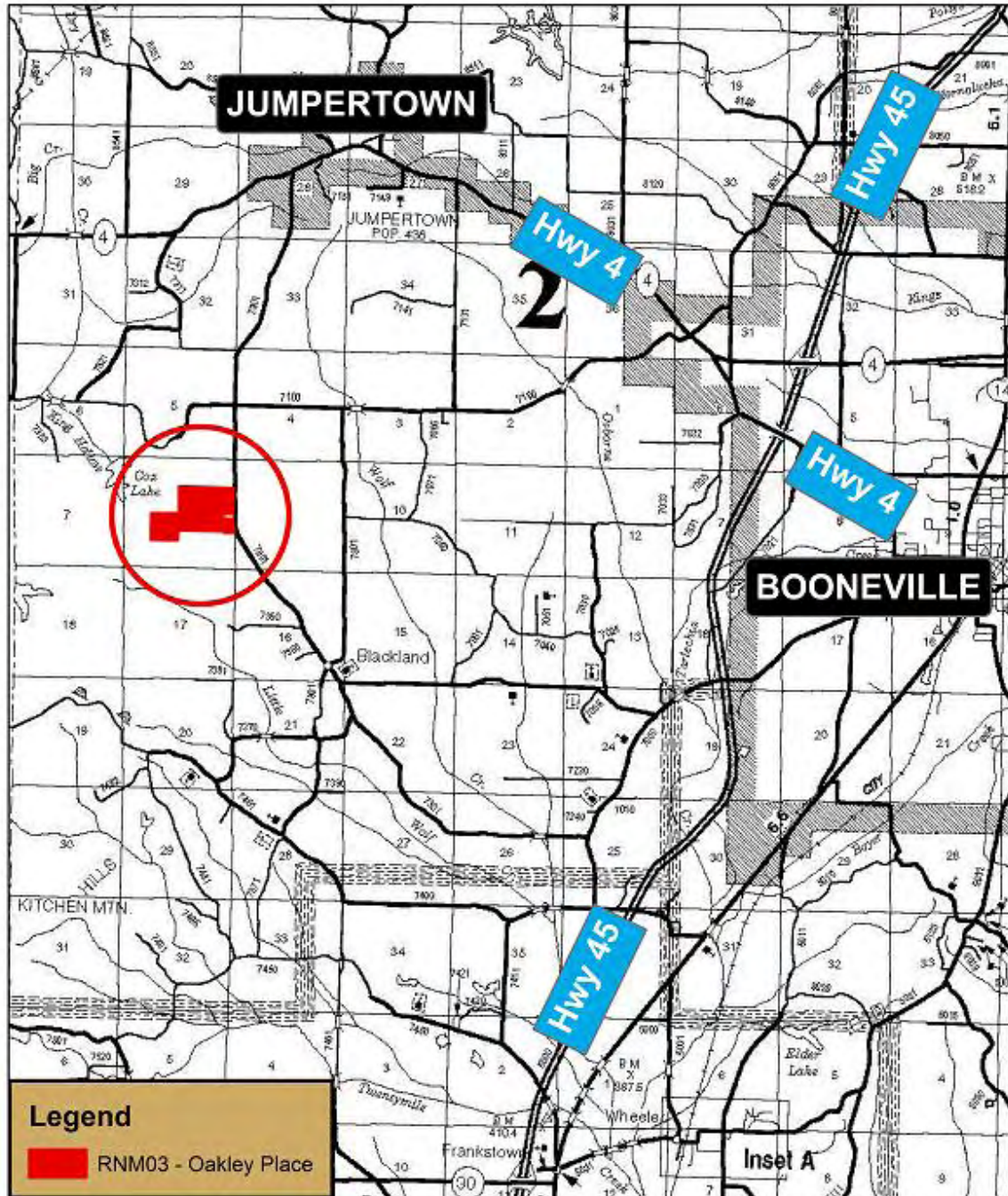
\*\* Please see our agency disclosure statement for information about our representation regarding this and all other properties.

NRG, INC.

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Property No. - RNM03

County Road Map

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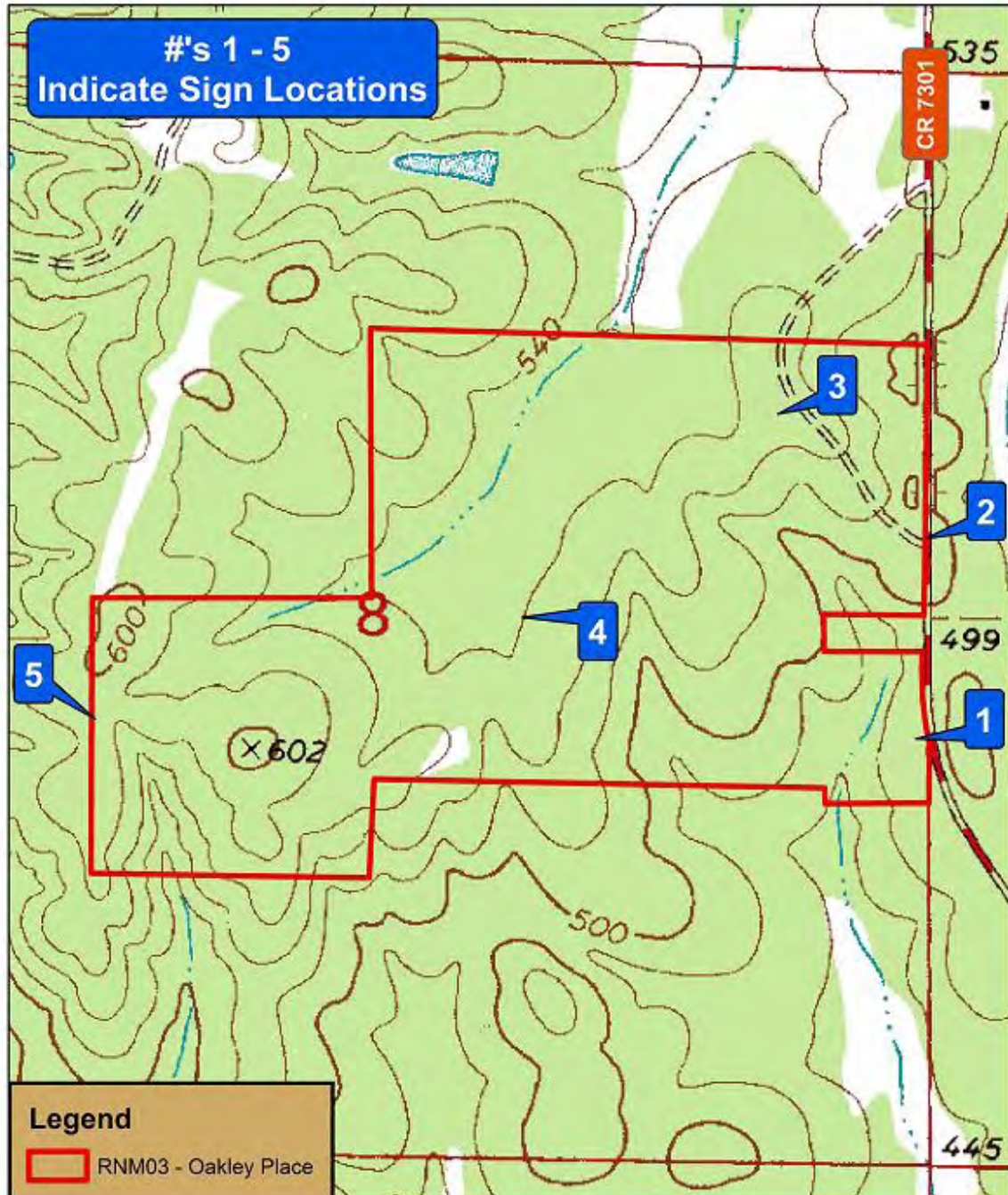
0 1 2 4 Miles



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**Property No. - RNM03**

**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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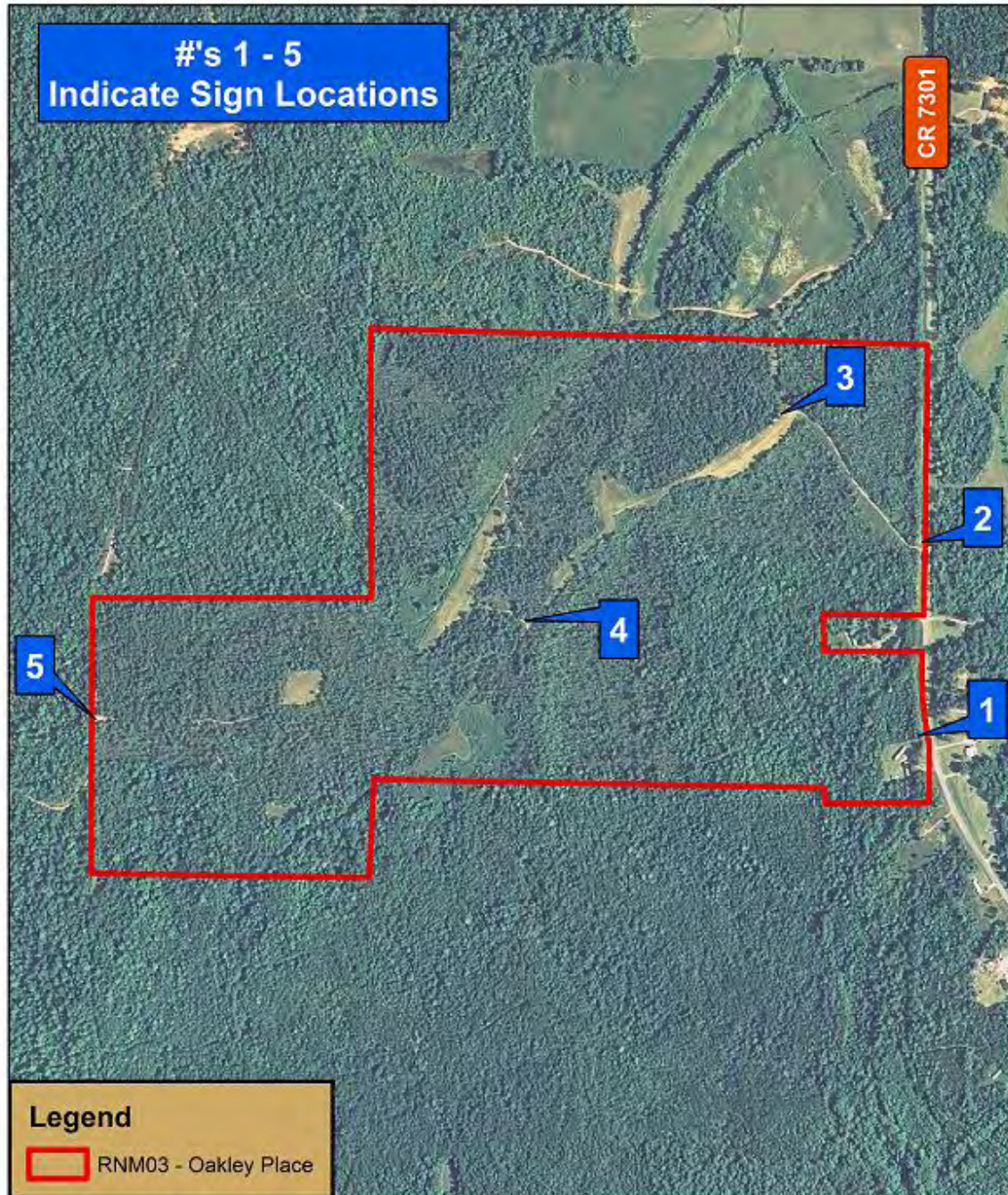
0 300 600 1,200  
Feet



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## Property No. - RNM03 Aerial Photograph

The date of this photography is unknown.  
Neither the Owner or the Broker warrants its accuracy,  
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Mature hardwood stand with open understory.  
Taken 10/26/2009



Winter oats ready for the wildlife.  
Taken 10/26/2009



Lush clover food plot provides for deer and turkey.  
Taken 10/26/2009



An opening that could be utilized for a food plot.  
Taken 10/26/2009



Another long field of winter oats ready for feeding.  
Taken 10/26/2009



An interior woods road running down the side of another clover plot.  
Taken 10/26/2009.