



## MLS Client View

<b>LAND</b>	MLS #: <a href="#">322921</a>	Status: <b>Active</b>	LP: <b>\$209,050</b>
<b>00 CR 563</b>		County: Smith	
<b>MORTON</b>	<b>MS 39117</b>	Zoning:	
Subdivision:		Current Use:	
Type: Hunting		Possible Use:	
Elem Sch: Raleigh		List Type: Exclusive Right to Sell	
High Sch: Raleigh		Middle Sch: Raleigh	
Legal Description:		Other Sch:	

**Directions:** From the intersection of I-20 and Highway 481 in Morton travel south on Highway 481 for 11.0 miles to CR 563. Turn right on CR 563 and Travel West for .8 miles. Property is on

### General Property Information:

Acres: 113.00	Price/Acre:	Acres Tillable:	Legally Subdiv: Yes	Mineral Rights:
Lot Dim:		Acres Wooded: 113.00	Divisible: No	Irrigated:
Lot SqFt:		Acres Pasture:	Easements:	Maint Fee:
Lot Desc: Hunting/Fishing, Rolling, W		Number Lots:	Location: Rural	
		Flood Ins: Unknown		

### Features

PRICE INCLUDES Land	UTILITIES Electric Available,	UTILITY/ELECTRIC Southern Pine
DOCUMENTS Aerial Survey, Brochure, Legal Description	Telephone Available	UTILITY/TELEPHONE AT&T
WATERFRONT Stream	WATER Public Water	
ROAD FRONTAGE County Road, Paved	SEWER None	
IMPROVEMENTS None	RESTRICTIONS None	
FENCE None	COMMUNITY AMENITIES None	
BUILDINGS None		
FARM DESCRIPTION Tree/Timber		

### Farm Home Information

Total Rooms:	Beds:	Baths:	Fireplaces:
Stories:	Year Built:	/	Garage Cap:
Sq Ft (living area):	/		

### Taxes & Financing

Leasehold Fee:	Lse Fee Incr:	Home Owners Assoc:	Parcel ID: 084 -19-000-002
Terms: Cash		HOA Fee / Due: /	Tax Amt: Tax Year:
HOA Fee Includes:			Exclusion: No <b>Sold Price:</b>

### Comments

Located just 32 miles from Brandon and 12 miles from Morton, this remote sanctuary is a hunters dream. This property is situated immediately between the Bienville National Forest and large agricultural fields. The property has great deer and turkey hunting with other small game in abundance. There is no need to stop at your property line if you want to hunt more property, just keep going onto the thousands of acres of national forest land. The Strong river is just a few hundred yards away from the property on the national forest, with many other recreational opportunities within just a few miles of the property. The property has an excellent young stand of hardwood timber and is a great timber investment. A small creek meanders through the property creating a unique bottom land site for camping, hunting or just wildlife viewing. The property has a great road and trail system in place to trail ride and food plot openings that are ready to plant. A great home site or cabin site has already been cleared with water and electric nearby. This property is one you should look at so don't wait, it will soon be gone.



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