



FOR SALE

143.32 ACRE +/- TIMBER & HUNTING PROPERTY WITH CABIN

MADISON COUNTY, MISSISSIPPI

SALE PRICE: \$315,305.00

Overby Land • 1808 N State St • Jackson, MS 39202 • 601.366.8511 • Overby.net



For More Information:

Paul Gonwa, ALC 601.214.7985 paul@PaulGonwaLand.com

143.32 ACRE +/- TIMBER & HUNTING PROPERTY WITH CABIN

BEAVERDAM ROAD, CAMDEN, MS 39045

PROPERTY DESCRIPTION



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This turn key hunting property is ready for action! Located in northeast Madison County, with a solid deer population, this property comes with a well maintained six year old 32' x 12' cedar cabin with two lofts, a kitchen, living room, bathroom with shower, screened in porch, electricity, community water and septic. Plus, a metal building with two garage doors to store all your equipment.

The property is primarily wooded with pine pulpwood and chip-n-saw which is ready to be thinned. An extensive trail system not only goes throughout the property but also goes around the entire perimeter.

Three food plots, one that overlooks a cypress slough, have been planted with Backwood Attraction ForagePro Big 5 Red Clover, a premier wildlife seed mix. A fourth plot was not planted this year. Each food plot has a Redneck Blind. Two are elevated and one is a ground blind.

Access to this property is by an all weather gravel county road and is only minutes from Madison, Kosciusko and Carthage. Don't miss your chance to own this property! Priced at \$2,200 per acre.

DIRECTIONS:

From the intersection of Hwy 17 and Hwy 43, go east on Hwy 43 for 3 miles and take a left on gravel Beaverdam Road. Go an additional 1.5 miles to the gate at the cabin. Lat/Long: 32.7733, -89.7629

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PROPERTY PHOTOS



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AERIAL PHOTOGRAPH



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TOPOGRAPHIC MAP



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For More Information:

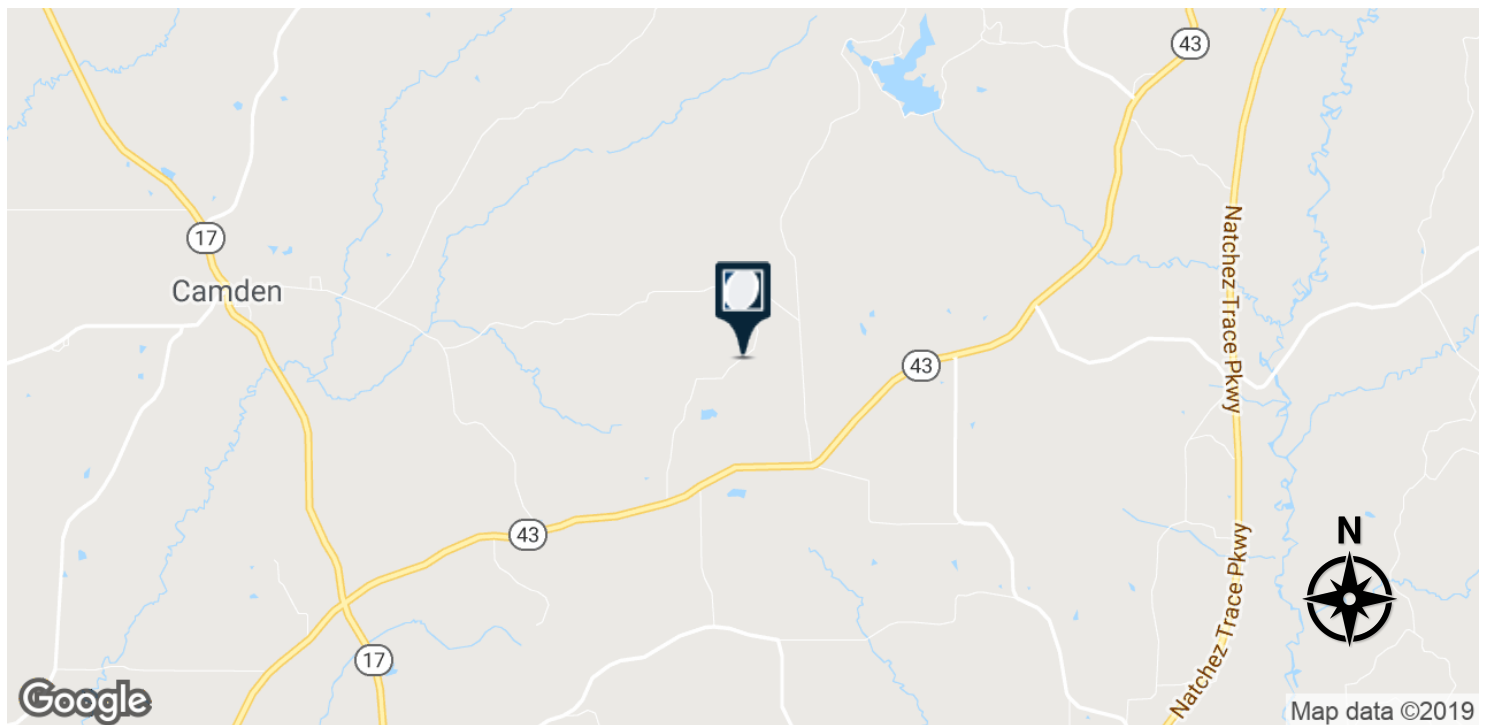
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LOCATION MAPS



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143 ACRE TIMBER & HUNTING PROPERTY WITH CABIN IN MADISON COUNTY, MISSISSIPPI

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BROKER INFORMATION

PAUL GONWA, ALC

Broker Associate



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PROFESSIONAL BACKGROUND

For Paul Gonwa, what once was a distant world of opportunity on the pages of a monthly magazine became his life's passion. And he wouldn't have it any other way.

It's a scene reminiscent of almost any 20th century American household – a stack of old magazines all with matching distinctive yellow spines providing a glimpse of worlds otherwise unknown. For many, National Geographic exposed us to diverse cultures and faraway destinations through stunning photography and expert narrative. Paul Gonwa was no different. In fact, Paul was raised a “city boy,” but he credits his parents’ National Geographic magazines for developing a lifelong affection for the outdoors.

“For a kid living in the city, those magazines opened my eyes to many different places and cultures,” Paul says. “It made me want to get out in the open and explore the world, something I still enjoy doing to this day.”

Where some might reserve their passion for the outdoors to weekend escapes, Paul made it his livelihood. Following his heart, he attended the University of Illinois and graduated with a degree in forest management. For many years, he worked in the logging and lumber industry before transitioning into land development. He's traveled to many different countries and experienced different cultures, but there's nowhere he's more passionate about than the land in his own backyard in Mississippi.

Paul enjoys hunting and the outdoors, and he eventually parlayed his passion for the land with his forestry and development background and turned his professional sights to helping others buy and sell land as a Realtor®. Whether you're buying or selling recreational land, a home site, acreage to develop or investment-grade timberland, there's no better resource throughout Mississippi than Paul to assist in your transaction.

When you work with Paul, his forestry background can expose you to investment opportunities you might not have otherwise considered. He always takes time to educate buyers about potential uses for a piece of land, and he utilizes an impressive suite of tools – including aerial photos and topographic maps – to ensure you have all the information you need in order to make the best decisions for your individual needs and desires.

He's a member of the Realtors® Land Institute and is an Accredited Land Consultant (ALC). Accredited Land Consultants are more than land professionals. They're the most accomplished, the most experienced, and the highest performing land experts across the country – whether they specialize in agricultural land, timberland, ranch and recreational properties, or vacant land for development.

Unlike many investments, land ownership allows you to touch the trees, dig in the dirt and walk through the woods. If you're considering the sale or purchase of land in Mississippi, make the most of your opportunities with Paul Gonwa at your side. Contact him today to discuss your needs, including the purchase and sale of recreational property, 1031 tax-deferred exchanges and timber investments.

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