

34.02± ACRES IN MARION COUNTY, MS

\$67,870



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

Office 769-888-2522



# Property Profile

## The Marion 34.02

### Location:

- Marion County, MS
- East Side of River Bend Road
- Conveniently Located 10 miles Northwest of Columbia

### Coordinates:

- 31.3744, -89.9226

### Property Information:

- 34.02± Acres
- Wildlife Plot in Place
- Pine Timber Planted 2008
- Good Hunting
- Paved Road Frontage on MS 44

### Property Use:

- Recreational
- Hunting
- Timberland Investment
- Potential Homesite

### Tax Information:

- Parcel 1 #: Part of 070200-005-00-03
- Parcel 2#: 070200-006-00-10
- Taxes: 2019 \$121.12



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**MICHAEL OSWALT**

PRINCIPAL BROKER | *Licensed in MS and AR*

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P.O. Box K - Flora, MS 39071





Welcome to your new recreational timberland investment in Marion County, MS! This 34.02± acre property is timbered with 2008 planted pine. A food plot lies along the northeast corner of the property. At the present time, there is one road in and one road out. The property is currently in oil and gas production with the seller retaining all mineral rights.



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**f/15,000+ Followers**

Information is believed to be accurate but not guaranteed.





Access to this property is along the northwest corner on the east side of River Bend Road. However, the property boasts more than 1,250± feet of paved frontage along the north side of MS 44. The location is convenient being just under 10 miles northwest of Columbia. If you have been looking for a recreational property, timberland investment or hunting tract, call Michael Oswalt for your private showing today.



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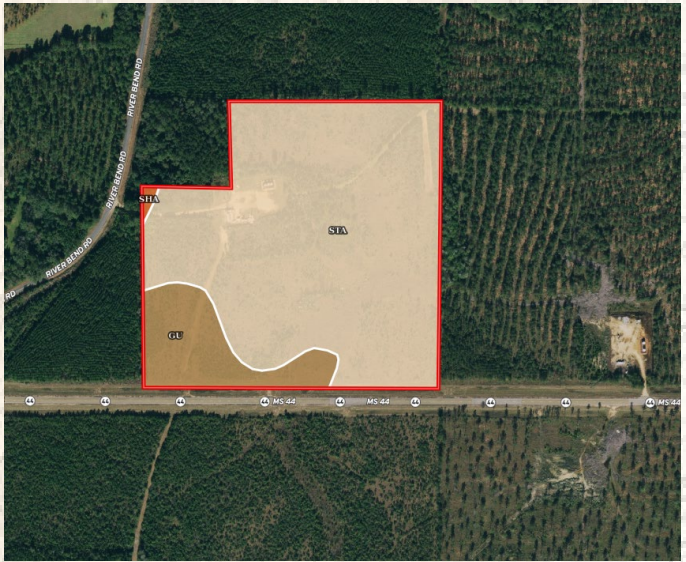
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Click [HERE](#) for Interactive Map

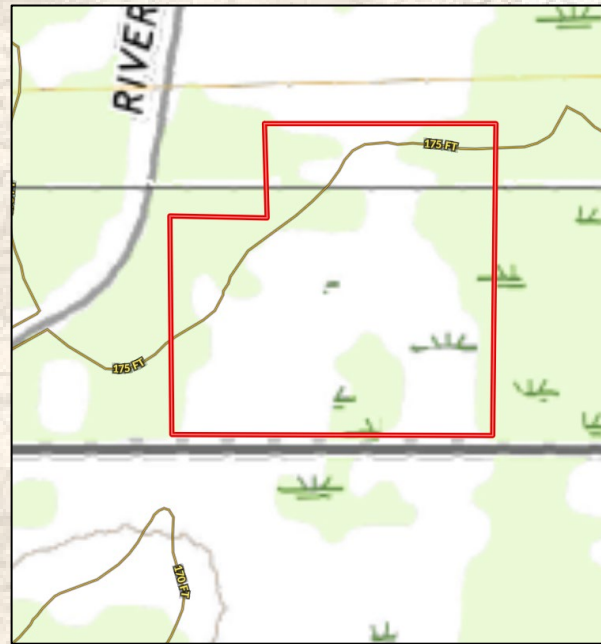
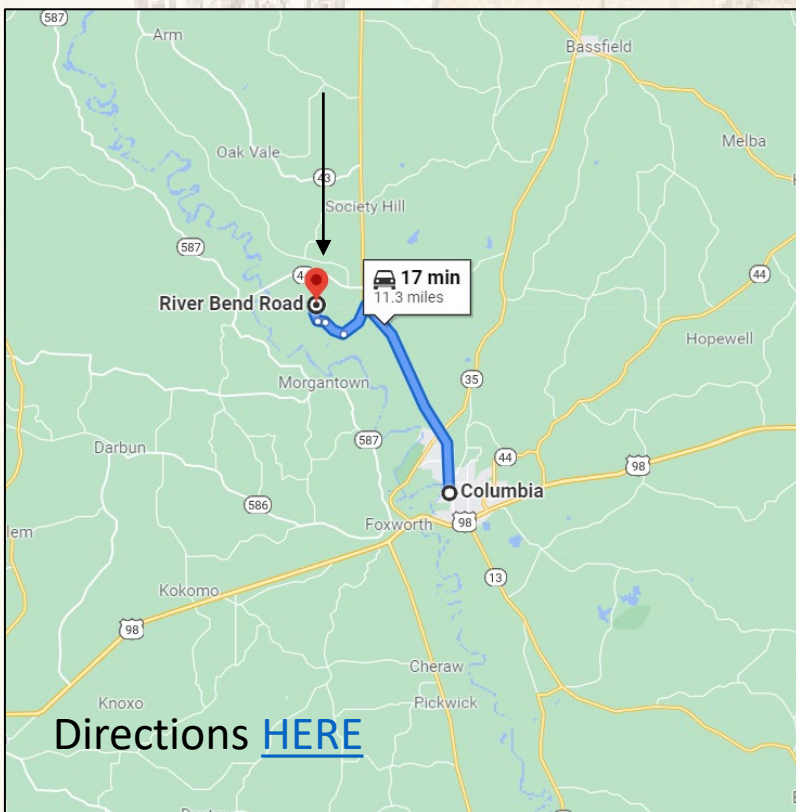
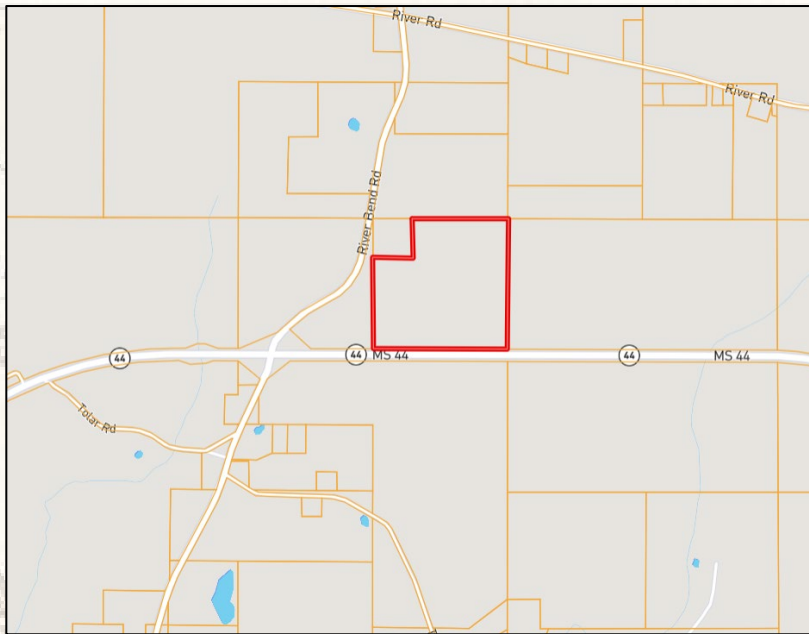
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
StA	Stough fine sandy loam, 0 to 2 percent slopes	29.94	85.23	0	34	2w
Gu	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	5.02	14.29	0	60	5w
ShA	Savannah fine sandy loam, 0 to 2 percent slopes	0.17	0.48	0	49	2e
TOTALS		35.13(*)	100%	-	37.79	2.43



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