

\$220,000
(**\$2,200 / acre**)

Bush Tract

Approx. 100 Acres
Simpson County, MS



- Approx. 100 acres of recreation/timber land in Simpson County, MS
- Approx. 86 acres of site prepped and planted 2 year old genetically improved pine
- Approx. 14 acres of mature, mixed pine and hardwood timber located along creeks
- **Seller to reserve mineral rights*



**Nichols Land
Stewardship, LLC**

Office: 601-573-1898
Cell: 601-672-6290

For more information, please contact:



Buddy Hairston, Sales Agent
601-672-6290 cell
hairstonforestry@bellsouth.net

Information in this brochure is believed to be accurate but not guaranteed

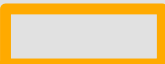
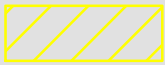
Bush Tract

Township 1 North, Range 3 East, Simpson County MS

2023 Summer Aerial

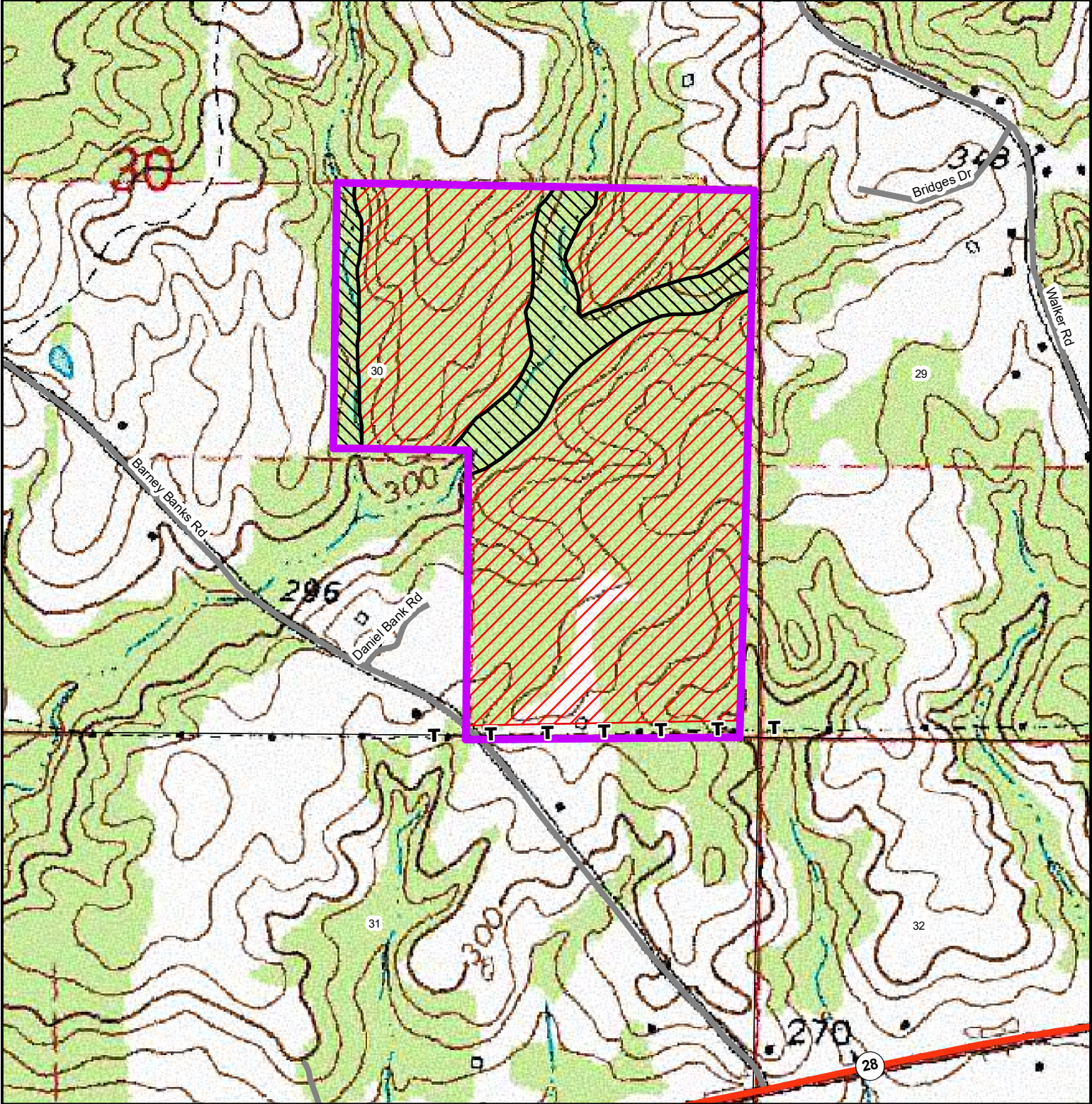


Map Created: 9/2/2025

-  Approx. Tract Boundary
-  Pine Plantation 2024 (Approx. 86 ac)
-  Mature Hardwood (Approx. 14 ac)



1 inch = 660 feet



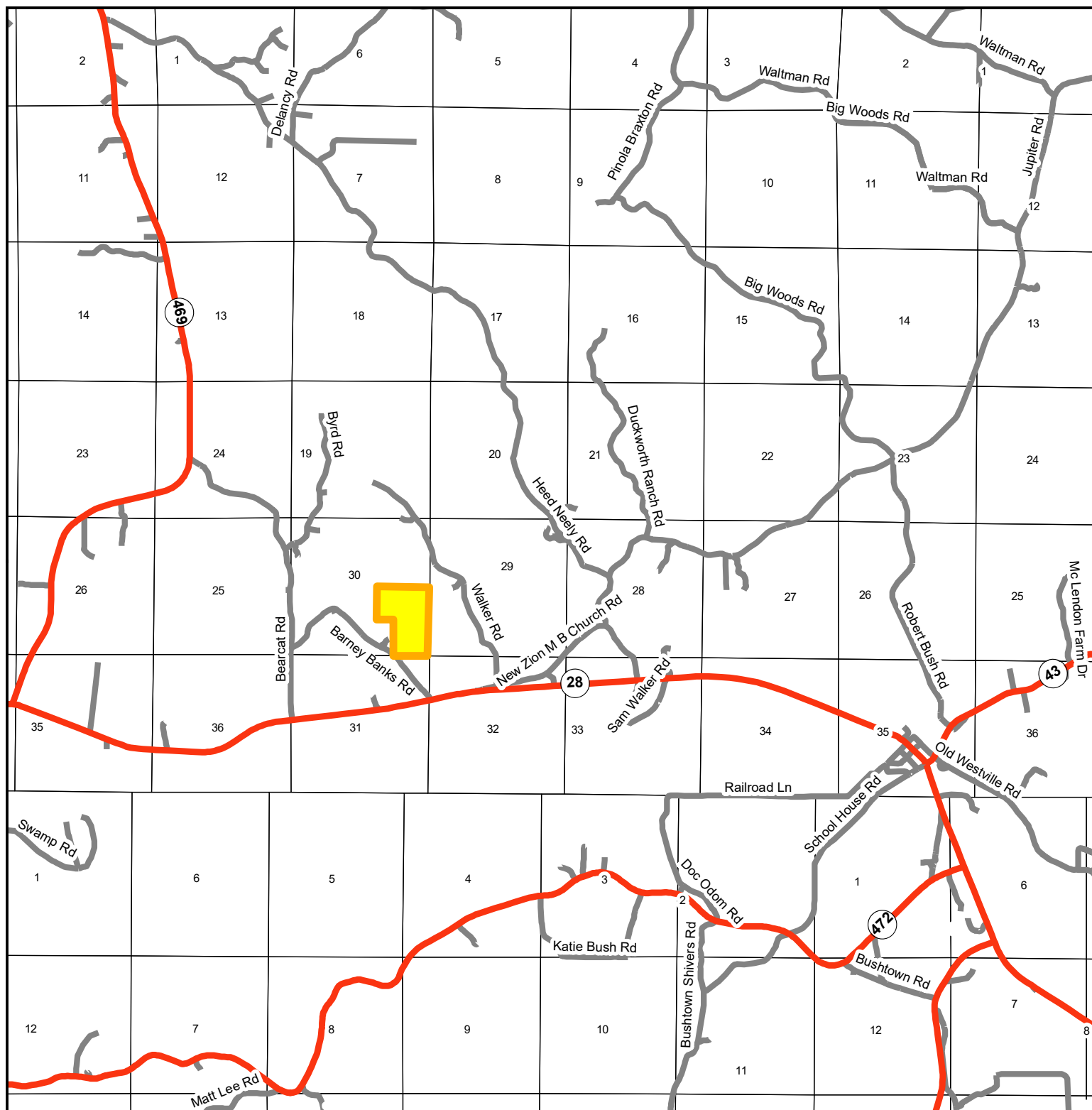
Map Created: 9/22/2025

-  Subject Tract
-  Pine Plantation 2024 (Approx. 86 ac)
-  Mature Hardwood (Approx. 14 ac)

Bush Tract

Section 30, Township 1 North, Range 3 East, Simpson County MS

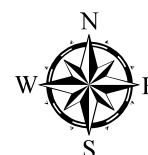
Location Map



Map Created: 9/3/2025



Subject Tract



1 inch = 5,280 feet