

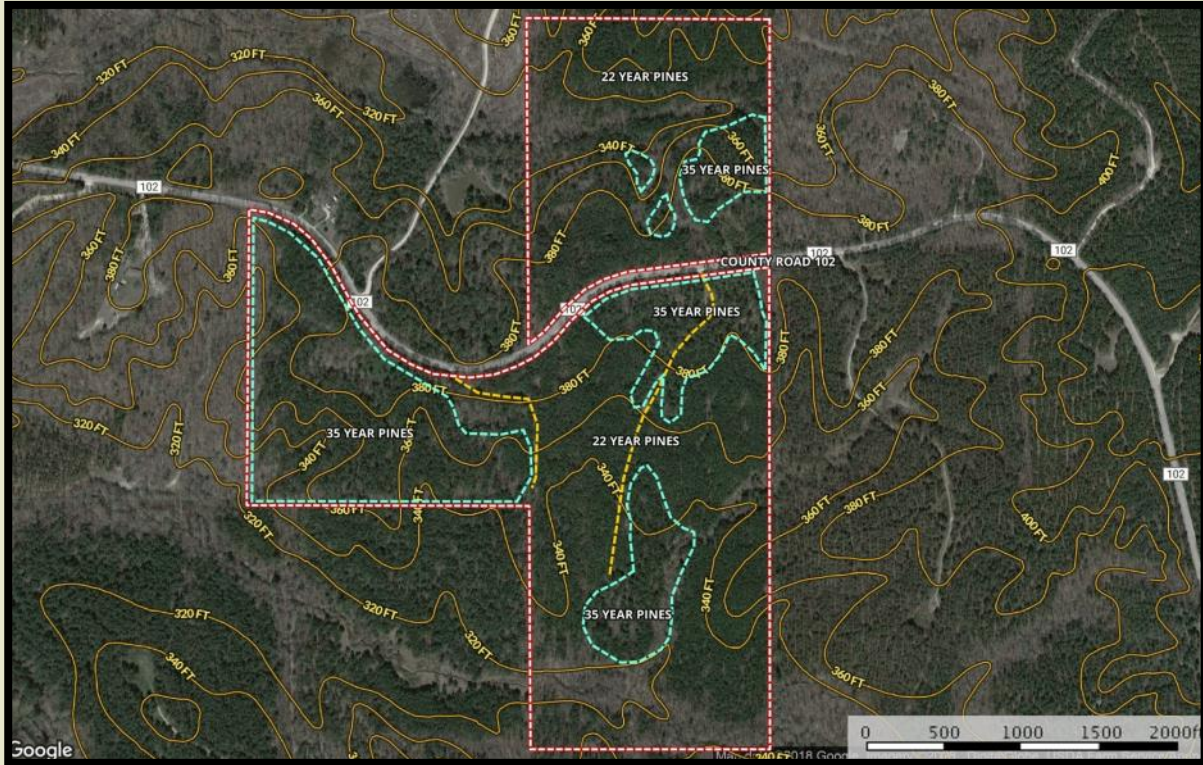


Sartain's Heritage
Properties, LLC.
www.SartainsHeritage.com

BRUCE 155

155 Acres

Calhoun County. MS



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155 acres situated in Sections 11 & 12, Township 13 South, Range 1 West, Calhoun County, MS.

The property consists of approximately 41 acres north of County Road 102, a paved county road, and approximately 119 acres south of the county road on hilly terrain. Utilities are accessible on the west end of the south parcel. Timber is comprised of 22 year pines on 101 acres, 35 year pines on 46 acres and 8 acres of hardwood Streamside Management Zones.

Located 7 miles east of Bruce, 12 miles northeast of Calhoun City, 35 miles south of Oxford and 23 miles east of Grenada Lake.

This is an excellent opportunity to own a recreational and timber investment tract with potential income from timber harvest.

\$310,000.00 / \$2000.00 per acre



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