



MLS Client View

LAND MLS #: [292530](#)
01 HIGHWAY 16 EAST
CARTHAGE MS 39051
 Subdivision:
 Type: Hunting
 Elem Sch: Leake County
 High Sch: Leake Central

Status: **Active** LP: **\$185,000**
 County: Leake
 Zoning: Ag
 Current Use:
 Possible Use:
 List Type: Exclusive Right to Sell
 Middle Sch: Leake County
 Other Sch:

Legal Description:

Directions: located on south side of Highway 16 just 2.5 miles from Carthage city limits.

General Property Information:

Acres: 99.00	Price/Acre: 2,122.00	Acres Tillable:	Legally Subdiv: Yes	Mineral Rights:
Lot Dim:		Acres Wooded: 99.00	Divisible: No	Irrigated:
Lot SqFt:		Acres Pasture:	Easements:	Maint Fee:
Lot Desc: Easement, Hunting/Fishing		Number Lots:	Location: Rural	
		Flood Ins: Unknown		

Features

PRICE INCLUDES Land	UTILITIES Electric Available,	UTILITY/ELECTRIC Central Electric
DOCUMENTS Aerial Survey, Legal Description, Photographs, Topographic Survey	Telephone Available	
WATERFRONT Frontage, Creek	WATER Public Water	
ROAD FRONTAGE Private, Other	SEWER None	
IMPROVEMENTS None	RESTRICTIONS None	
FENCE Partial	COMMUNITY AMENITIES None	
BUILDINGS None		

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: No	Parcel ID: 06234004.01, 083030003
Terms: Cash		HOA Fee / Due: /	Tax Amt:
			Tax Year:
HOA Fee Includes:			Exclusion: No Sold Price:

Comments

This wonderful showplace on Lobutch Creek is located less than three short miles east of Carthage and only sixteen miles west of the casinos and Philadelphia. Approximately 10 acres of the property features mid-age pine plantation that is ready to thin with the balance of acreage in a wonderland of mature bottomland hardwood. Majestic oaks shower the property with acorns during their season. The timber value is excellent from an investment point of view. With over one mile of frontage on the white sands of Lobutch Creek this property, with an ample mixture of Bald Cypress, is simply striking. Deer, turkey, ducks and other small game abound on and are presently hunted on the property. A good road and trail system lead to food plots, swimming holes and duck slews not to mention the recreation of 4-wheeler or horseback riding. The property features several great cabin or home sites with public water and electric close by. This showplace wont last long so hurry up and come see this pristine property.



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