



"Your One Stop Real Estate Shop"

LAND & TIMBER | RESIDENTIAL | COMMERCIAL | OIL & GAS

- * ONLY \$217,000.00
- * 62 acres +/-
- * Pines, Hardwoods, & Creek!

Heart of the Homochitto

62 acres +/- perfect home-site or weekend get-a-way

- 24 y/o Pine Timber
- Hardwoods on Moore's Branch
- Joins the National Forest
- Power On-site
- Interior Roads
- Great road frontage with many home/campsites
- Address: 62 Oak Grove Rd, Meadville, MS
- GPS: 31.511911 90.857051



Gary W. Stewart

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Fax: 601-510-9446

www.4cplandandhomes.com



Asking Price:
\$217,000.00 or \$3,500/ac
62 acres +/-

A Real Must See!

Pics do not do this tract JUSTICE!



MLS #: L125199A (Active) List Price: \$217,000 (7 Views) 62 Oak Grove Rd Meadville, MS 39653



ACRES: 62
LOT SIZE: 0
LOT/LAND TYPE: Mobile Home, Hunting Land, Timberland, Planted Pines, Hardwood, Pond, Creek, Gravel Road
TOPOGRAPHY: Rolling, Scattered Trees, Trees, Wooded
COUNTY: Franklin
AREA OF COUNTY: Northeast
SUBDIVISION: None
SCHOOL: Franklin County
ZONING: Agricultural
OTHER CITY:

CURRENT TAXES: 500

PARCEL #: 0

MAP #: 0

LEGAL: S1/6-T6N-R3/4E

OUTBUILDINGS:

EASEMENTS:

RESTRICTIVE COVENANTS: No

MINERALS RESERVED %: 100

TIMBER VALUE: 0

SOURCE TIMBER VALUE: 0

ROAD FRONTAGE FT: 4100

STREET CONST: Gravel

FEATURES: Electric at Property, Phone at Property

WATER: Other

COMMUNITY WATER SYSTEM: Other

SEWER: Septic

ELECTRIC SUPPLIER: SW Mississippi

GAS SUPPLIER: LP Gas

OWNER: Of Record

AGENCY: Coop/Comp

AGENT OWNED: No

COMM SELL: 3

POSSESSION: At Close

OCCUPANCY STATUS: Vacant

TERMS: Cash

DISTRESSED PROPERTY: Not Applicable

PUBLIC REMARKS: This 62 acres +/- Tract is located in Franklin County, MS in the Heart of the Homochitto National Forest. This tract is a perfect for someone looking for a place to build their dream home or the avid outdoorsman looking for that special weekend get-a-way! The Tract includes property on both sides of Oak Grove Road, stocked with mature 24 + year old pine timber and beautiful hardwoods on Moore's Branch. The pines are ready for the next thinning or harvesting for immediate income. As an bonus, the property shares it's SE corner with the Homochitto National Forest, the forest provides additional recreational acres that is cut-off by private ownership from public access. A real must see, call today for more details!

PRIVATE REMARKS:

DIRECTIONS: GPS: 31.511911 90.857051 Address: 62 Oak Grove Rd, Meadville, MS Directions: From the intersection of Hwy 84/Schmidt Rd (Old US 84) go north for .7 miles, turn left/west on Barlow Rd and go 3 miles to Oak Grove Rd, turn Right/North on Oak Grove Rd go .5 miles and the subject tract is on both sides of the Oak Grove Rd. See attached maps and look for RE signs.

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

ALLOW AVM: Yes

ALLOW COMMENTS: Yes

LIST DT: 1/23/2017

EXPR DT: 1/23/2018

PNDG DT:

DOM: 8

ORG LP: 217000

OFFICE NAME: 4 Corner Properties, LLC (#:148)

MAIN: (601) 990-2132

FAX: (601) 990-2133

LISTING AGENT: Clint Stewart (#:500)

CONTACT #: (601) 757-8787

AGENT EMAIL: cbstewart@4cornerprop.com

Co-OFFICE NAME: 4 Corner Properties, LLC (#:148)

Co-MAIN: (601) 990-2132

Co-FAX: (601) 990-2133

Co-LISTING AGENT: Tonya Stewart (#:512)

Co-CONTACT #: (601) 754-3006


Co-AGENT EMAIL: tbs3006@gmail.com

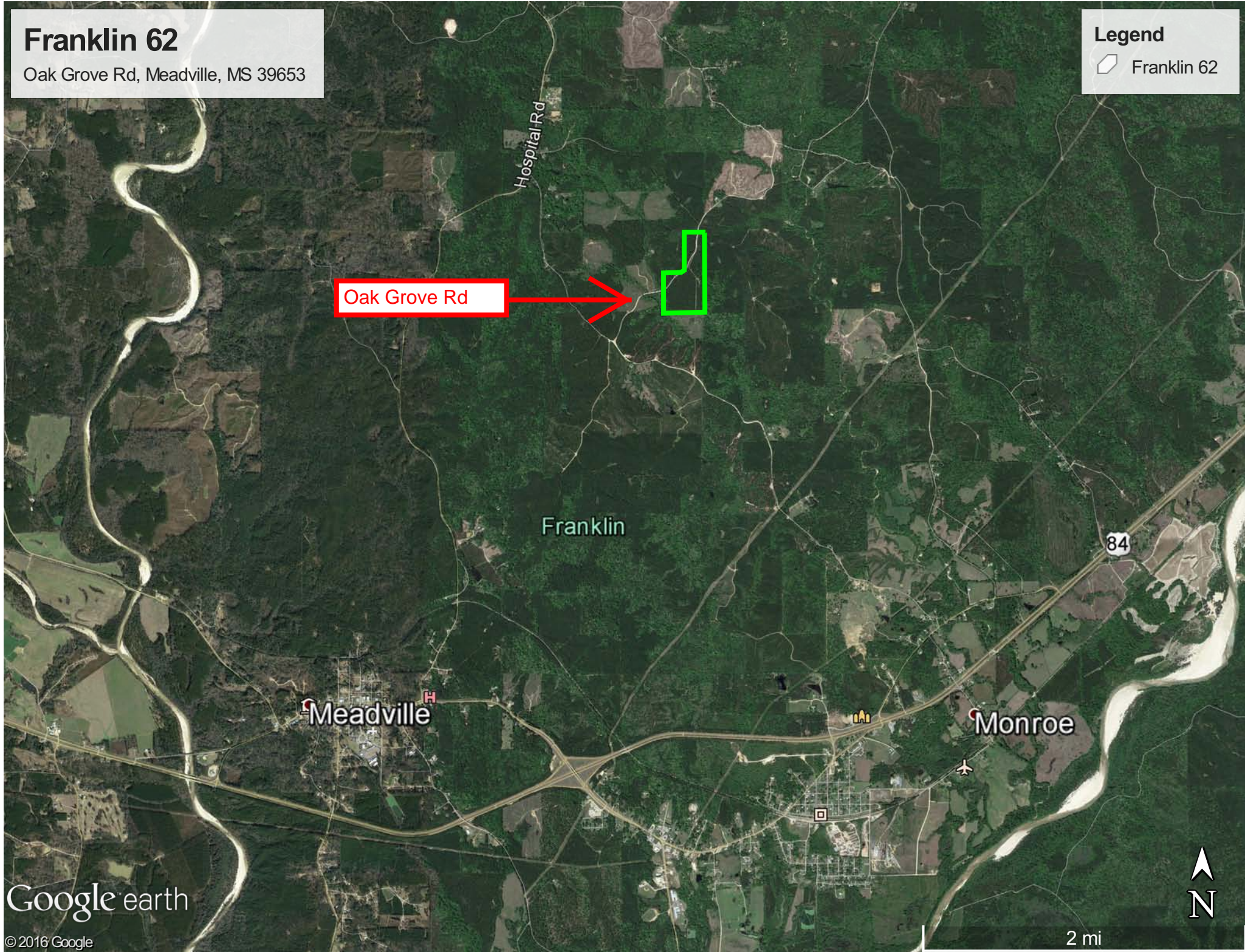
Information Herein Deemed Reliable but Not Guaranteed

Franklin 62

Oak Grove Rd, Meadville, MS 39653

Legend


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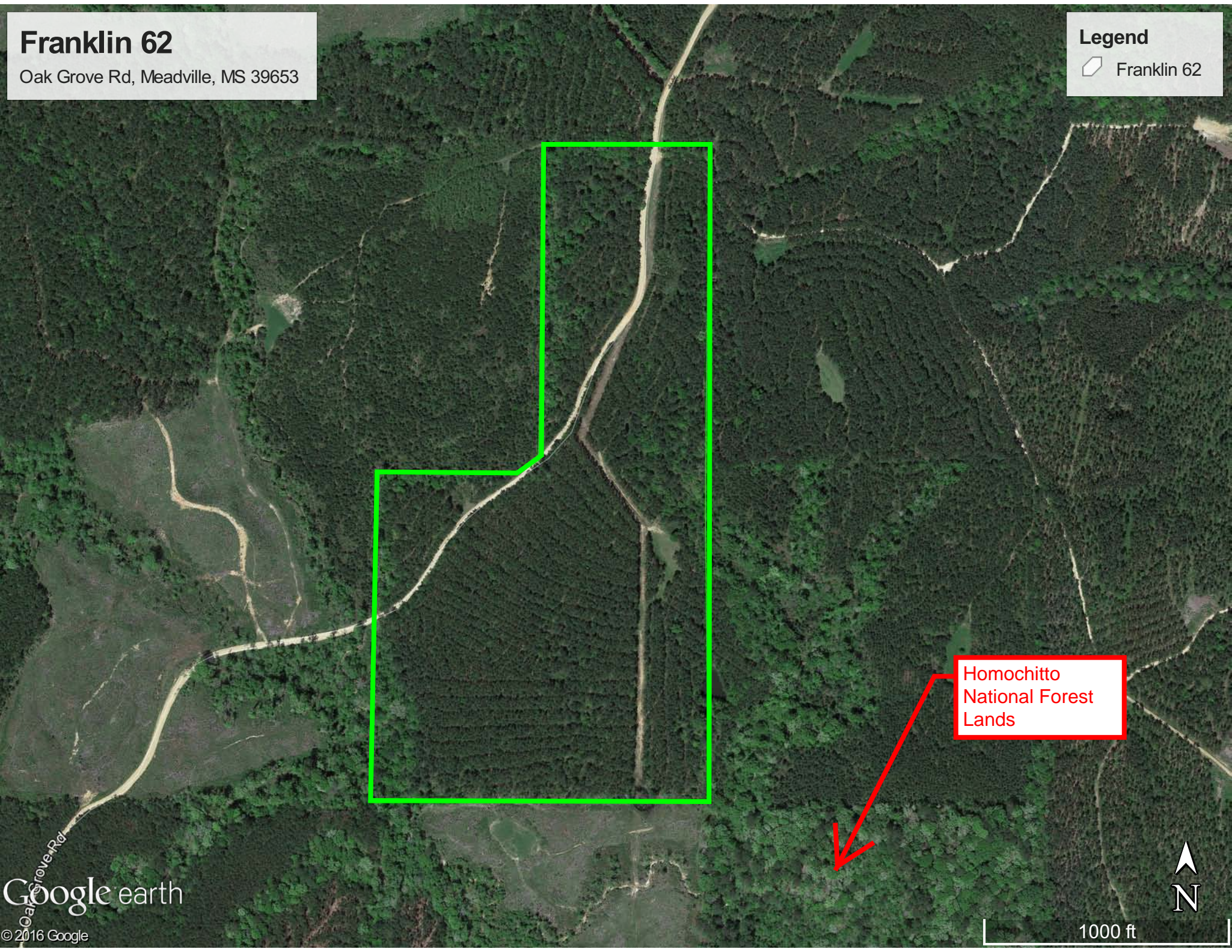


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Homochitto
National Forest
Lands

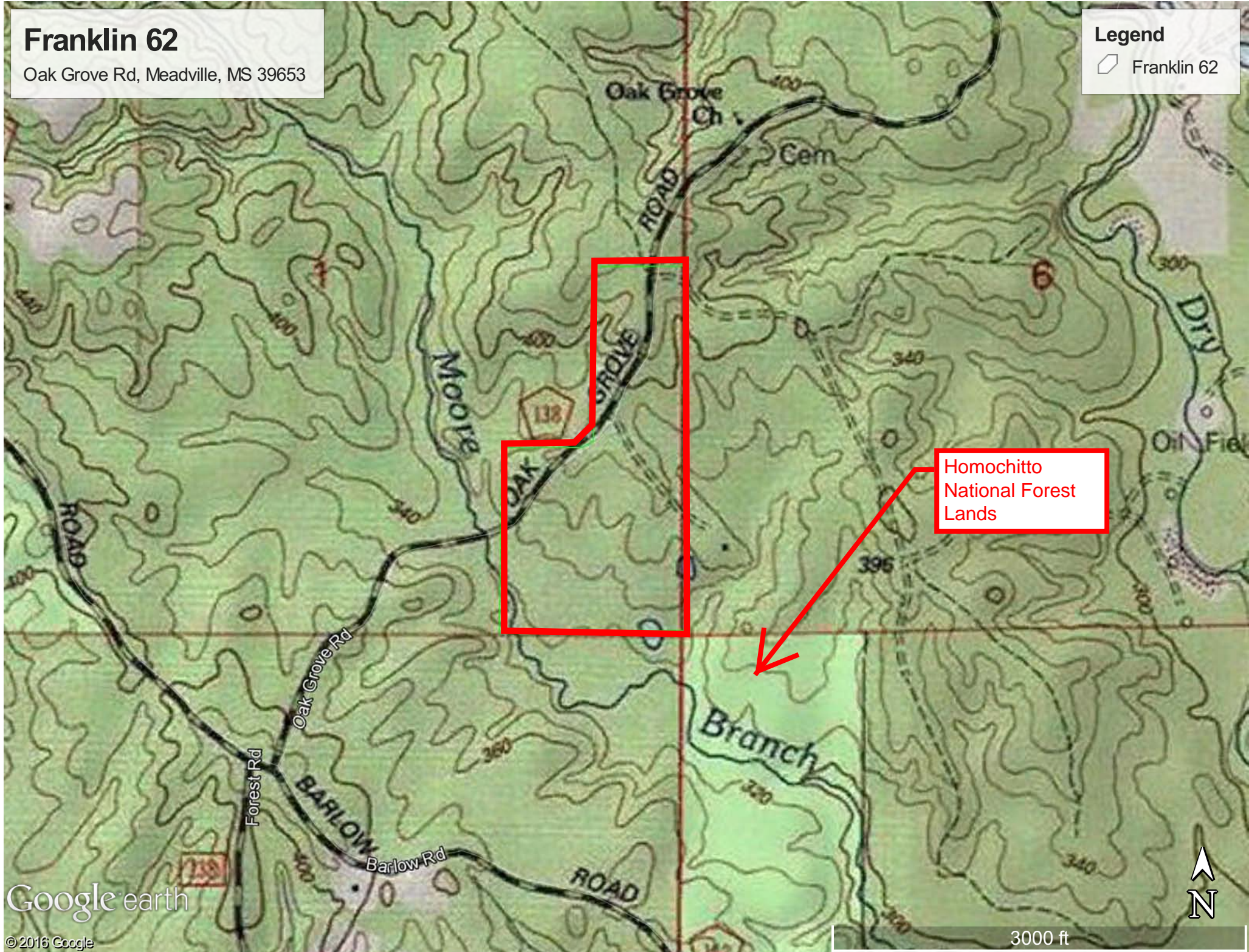


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Homochitto
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