



"Your One Stop Real Estate Shop"

LAND & TIMBER | RESIDENTIAL | COMMERCIAL | OIL & GAS

- * ONLY \$110,000.00
- * 43 acres +/-
- * Great Location
- * Great Hunting

Heart of the Homochitto

43 acres +/- weekend get-a-way

- Pine and Hardwoods
- Live Creek
- Established Food Plots
- Easy Access from SE LA
- Interior Roads
- Abundant Wildlife
- Address: 2863 Old Hwy 33, Roxie, MS
- Minutes from Homochitto Forest and Lake Okhissa



Gary W. Stewart

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Fax: 601-510-9446

www.4cplandandhomes.com



A Real Must See!



Franklin

43

2863 Old Highway 33, Roxie, MS

Legend

Franklin 76

Old Hwy 33

Subject Tract

Old Hwy 33

Roxie

White Apple

Google Earth

© 2018 Google


3 mi



Franklin 43

Old Hwy 33, Franklin Co., MS

Legend

 Franklin 76

North 33 acres
can be sold with
the South 43 ac,
totalling 76 ac +/-

Easement to 43
acres

Easement, see
survey enclosed

Subject Tract



Franklin 43

2863 Old Highway 33, Roxie, MS

Legend

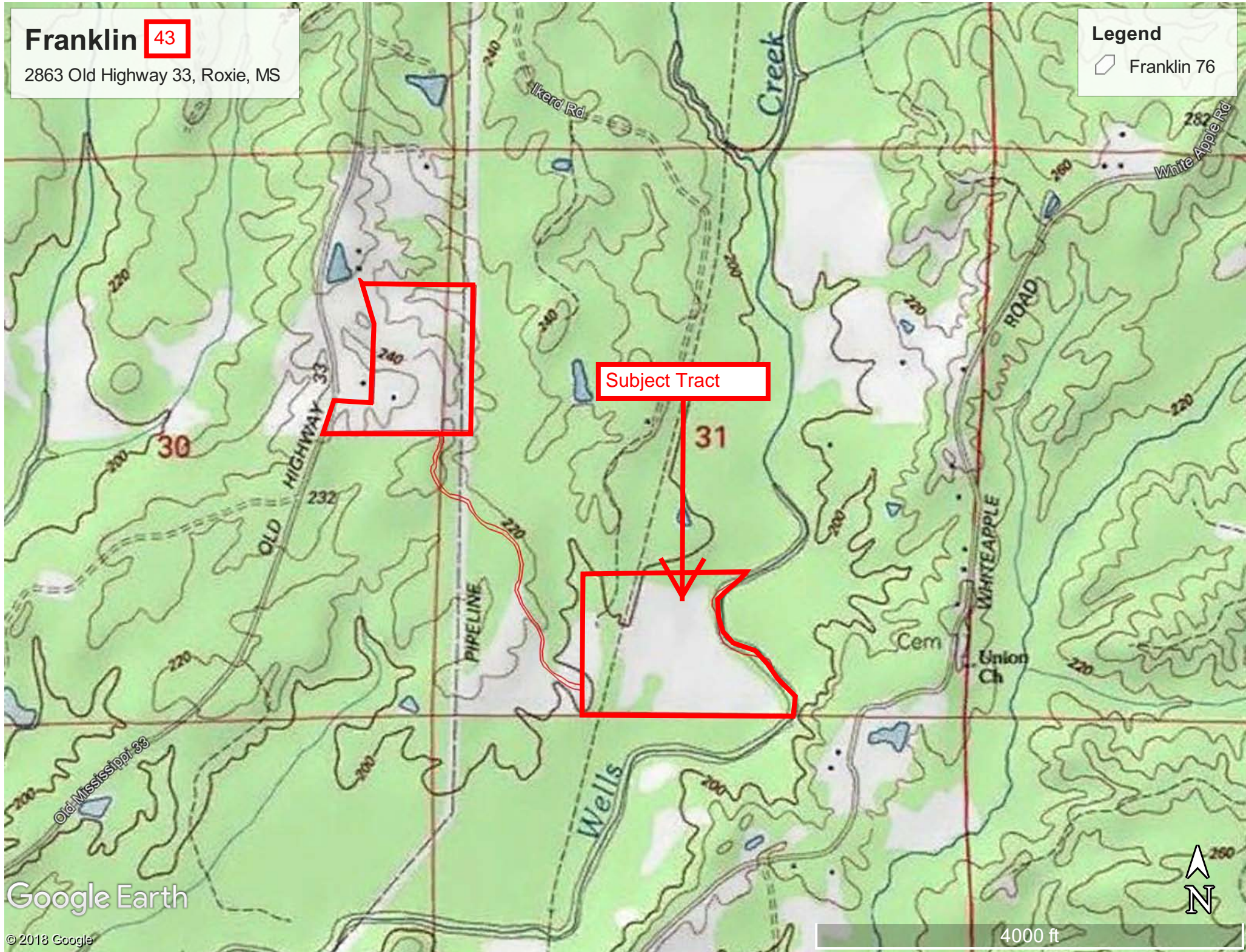
Franklin 76

Subject Tract

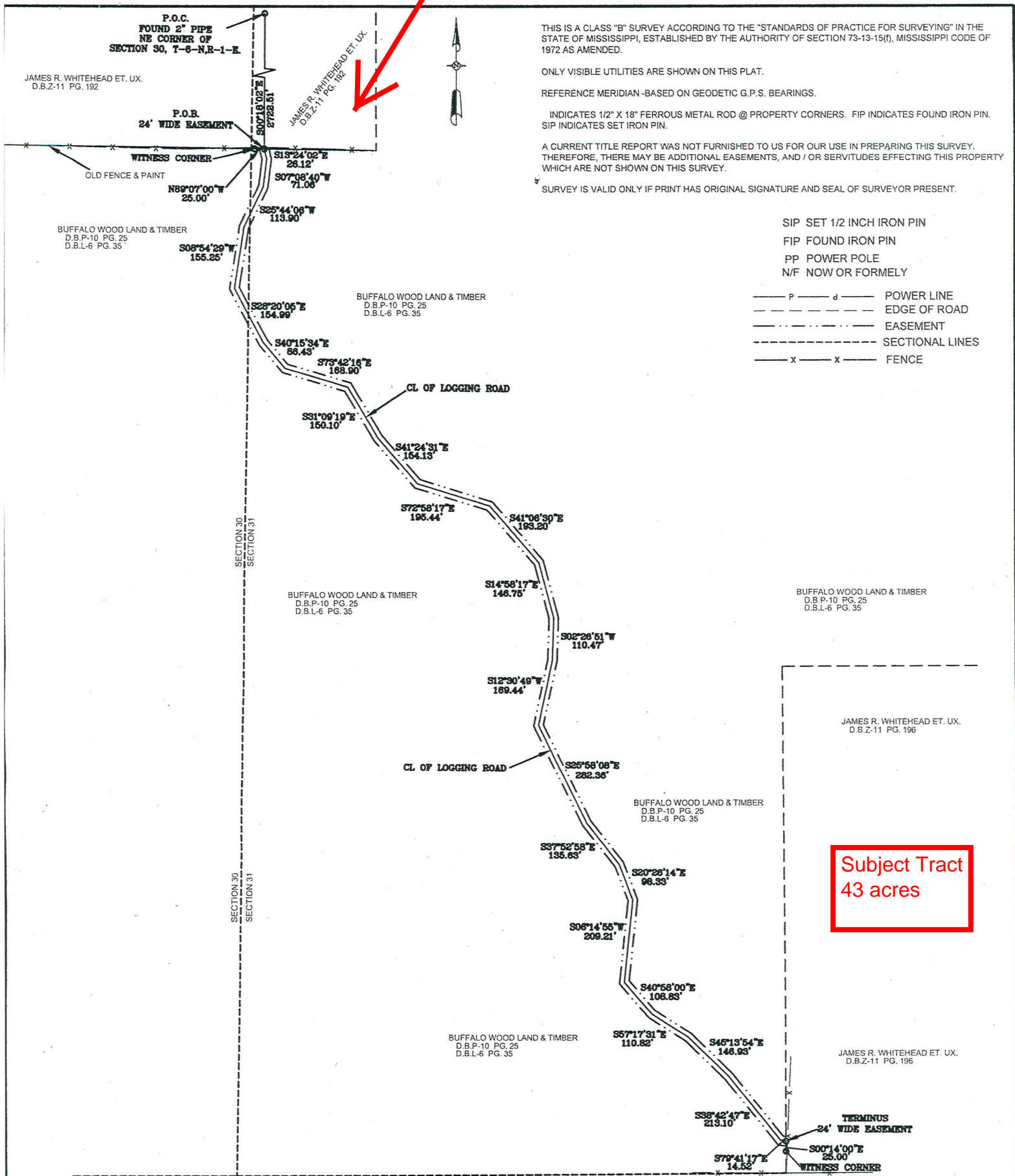
Google Earth

© 2018 Google

4000 ft



33 acres



THIS IS A CLASS "B" SURVEY ACCORDING TO THE "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI, ESTABLISHED BY THE AUTHORITY OF SECTION 73-13-15(f), MISSISSIPPI CODE OF 1972 AS AMENDED.

ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAT.

REFERENCE MERIDIAN - BASED ON GEODETIC G.P.S. BEARINGS.

INDICATES 1/2" X 18" FERROUS METAL ROD @ PROPERTY CORNERS. FIP INDICATES FOUND IRON PIN. SIP INDICATES SET IRON PIN.

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, AND / OR SERVITUDES EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE AND SEAL OF SURVEYOR PRESENT.

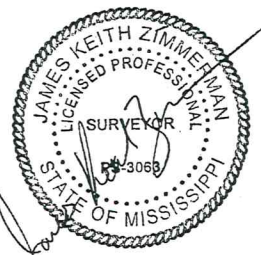
SIP SET 1/2 INCH IRON PIN
 FIP FOUND IRON PIN
 PP POWER POLE
 N/F NOW OR FORMELY

— P — d — POWER LINE
 - - - - - EDGE OF ROAD
 - - EASEMENT
 - - - - - SECTIONAL LINES
 — x — x — FENCE

Subject Tract
 43 acres

TS
 TRINITY SURVEYING, LLC.
 P.O. BOX 356
 MEADVILLE, MS 39653
 CELL (601) 384-7011
 TEL (601) 384-1554

THIS SURVEY IS CERTIFIED ONLY TO THE PERSON OR ENTITY WHOSE NAME APPEARS AND IS NOT CERTIFIED TO HEIRS, ASSIGNS OR ANY OTHER PERSON OR ENTITY. THIS SURVEY DOES NOT IMPLY OR INFER OWNERSHIP.



SURVEY FOR:
JAMES R. WHITEHEAD ET. UX.
 24FT. WIDE EASEMENT LOCATED IN
 SECTIONS 30 & 31,
 T-6-N, R-1-E.
 FRANKLIN COUNTY, MS.
 * * * * *

DRAWN BY: JKZ	DATE: 12/04/12	SURVEY CLASS: B
CHECKED BY: JKZ	SCALE: 1" = 250'	JOB #: TS-038C-12-12

Easement description

SECTIONS 30, TOWNSHIP 6 NORTH, RANGE 1 EAST
SECTIONS 31, TOWNSHIP 6 NORTH, RANGE 1 EAST

A 24 foot wide strip of land containing **1.8 acres**, more or less, being situated in Sections 30 & 31, Township 6 North, Range 1 East Franklin County, Mississippi, for ingress and egress purposes, said easement encompasses an area being 12 feet left and parallel and 12 feet right and parallel to the following described line:

COMMENCE from a found 2 inch pipe marking the Northeast corner of Section 30, Township 6 North, Range 1 East, Franklin County Mississippi; thence run S00°18'02"E for a distance of 2722.51 feet to a set 1/2 inch iron pin in the center of an old dirt road and to the South boundary line of that parcel described in Deed Book Z-11 at Page 192 of the records found in the Chancery Clerks Office of Franklin County, Mississippi and the POINT OF BEGINNING for the easement herein described; from said POINT OF BEGINNING; thence run along the center of said old dirt road the following courses:

S13°24'02"E 26.12'
S07°08'40"W 71.06'
S25°44'06"W 113.90'
S08°54'29"W 155.25'
S28°20'05"E 154.99'
S40°15'34"E 86.43'
S73°42'16"E 168.90'
S31°09'19"E 150.10'
S41°24'31"E 154.13'
S72°58'17"E 195.44'
S41°06'30"E 193.20'
S14°58'17"E 146.75'
S02°26'51"W 110.47'
S12°30'49"W 169.44'
S25°58'08"E 282.36'
S37°52'58"E 135.63'
S20°26'14"E 98.33'
S06°14'55"W 209.21'
S40°58'00"E 108.83'
S57°17'31"E 110.82'
S45°13'54"E 146.93'

S38°42'47"E 213.10'

Thence run S79°41'17"E for a distance of 14.52 feet to a set 1/2 inch iron pin at the West line of that parcel described in Deed Book Z-11 at Page 196 found in the records of the Chancery Clerk of Franklin County, Mississippi and said point being the terminus of said easement.