

Versatile Tract

91.7± Acres

Thomastown/Leake County/MS



PotlatchDeltic

Preferred
BROKER

\$283,600



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Office: 601.898.2772

Property Information

Location:

- Just outside of Thomastown in Leake County

Property Use:

- Recreational, timber, homesite

Coordinates:

- 32.8704, -89.6931

Property Highlights

- 91.7± Acres
- 70± acres of 8-year-old planted pines
- 21± acres of 50-year-old hardwoods
- Nearby water and power connections on Old Pickens Road



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The Property

91.7± Acres

This 91.7± acre property in Leake County is located just outside Thomastown, MS, and offers a diverse and picturesque landscape. With a combination of 70± acres of 8-year-old planted pine plantation and 21± acres of 50-year-old hardwoods with mixed pines, this land presents a unique opportunity for various uses and a beautiful natural setting. The tract is located on Old Pickens Road and enjoys convenient access to nearby power and water connections, making bringing these utilities to the land easy. Whether you're seeking an exceptional hunting tract or an ideal homesite, this property caters to these possibilities. The mature trees provide a stunning backdrop and contribute to the property's overall beauty and aesthetic appeal. Take the chance to own this outstanding piece of land in Leake County. Call Chad or Josh to schedule your showing today.



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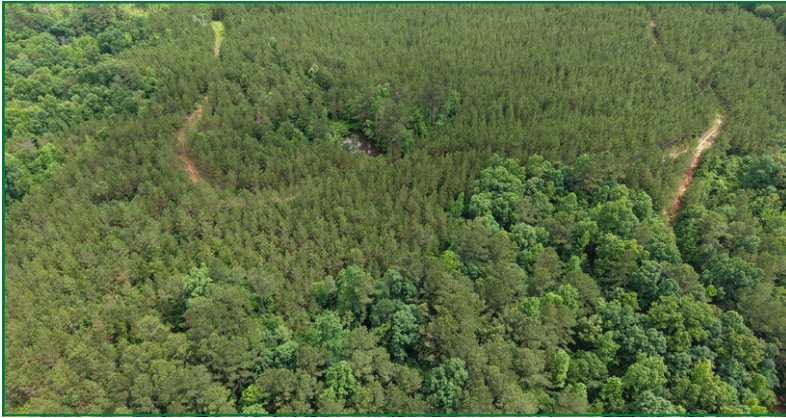
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Aerial Photos



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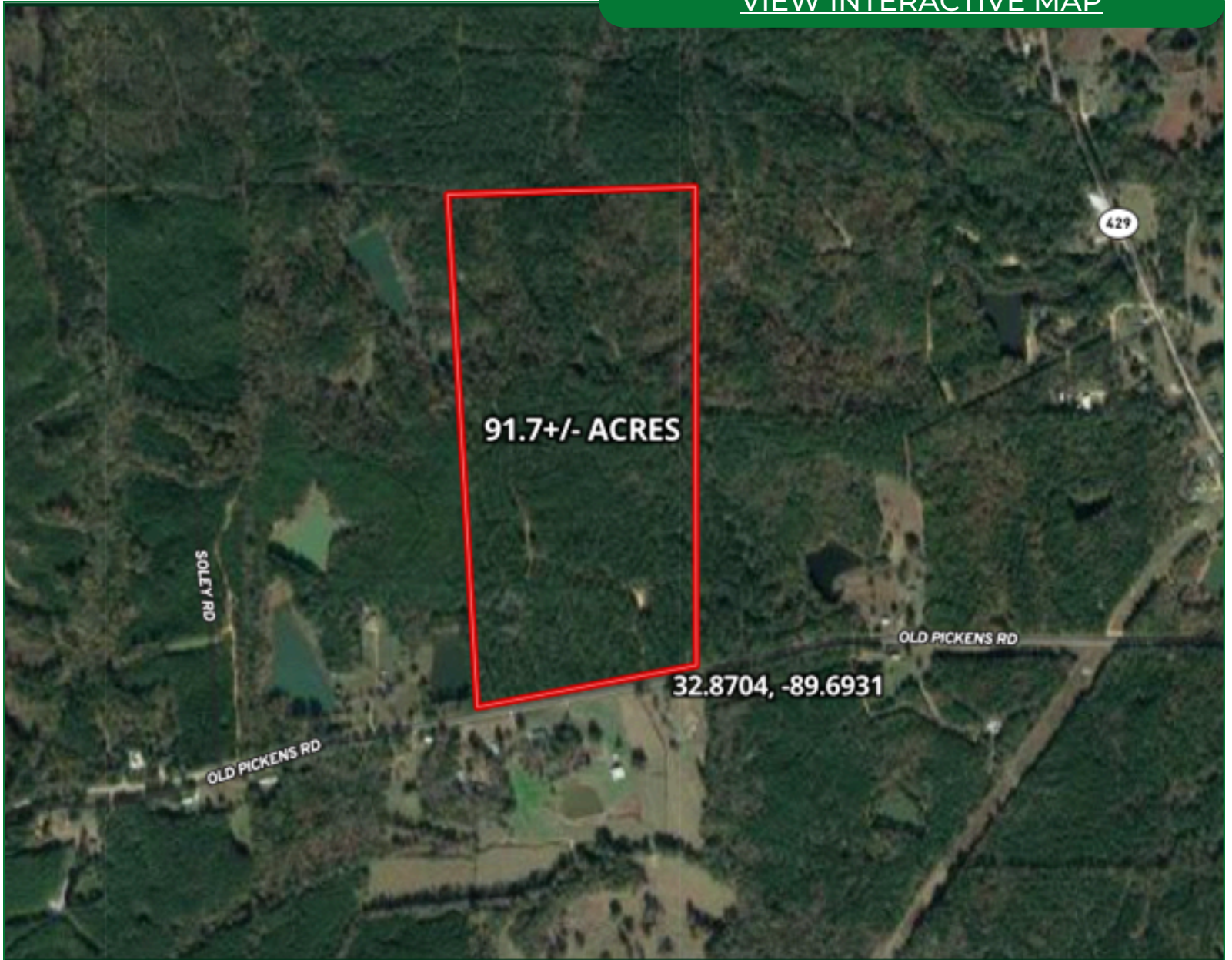


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Aerial Map

[VIEW INTERACTIVE MAP](#)



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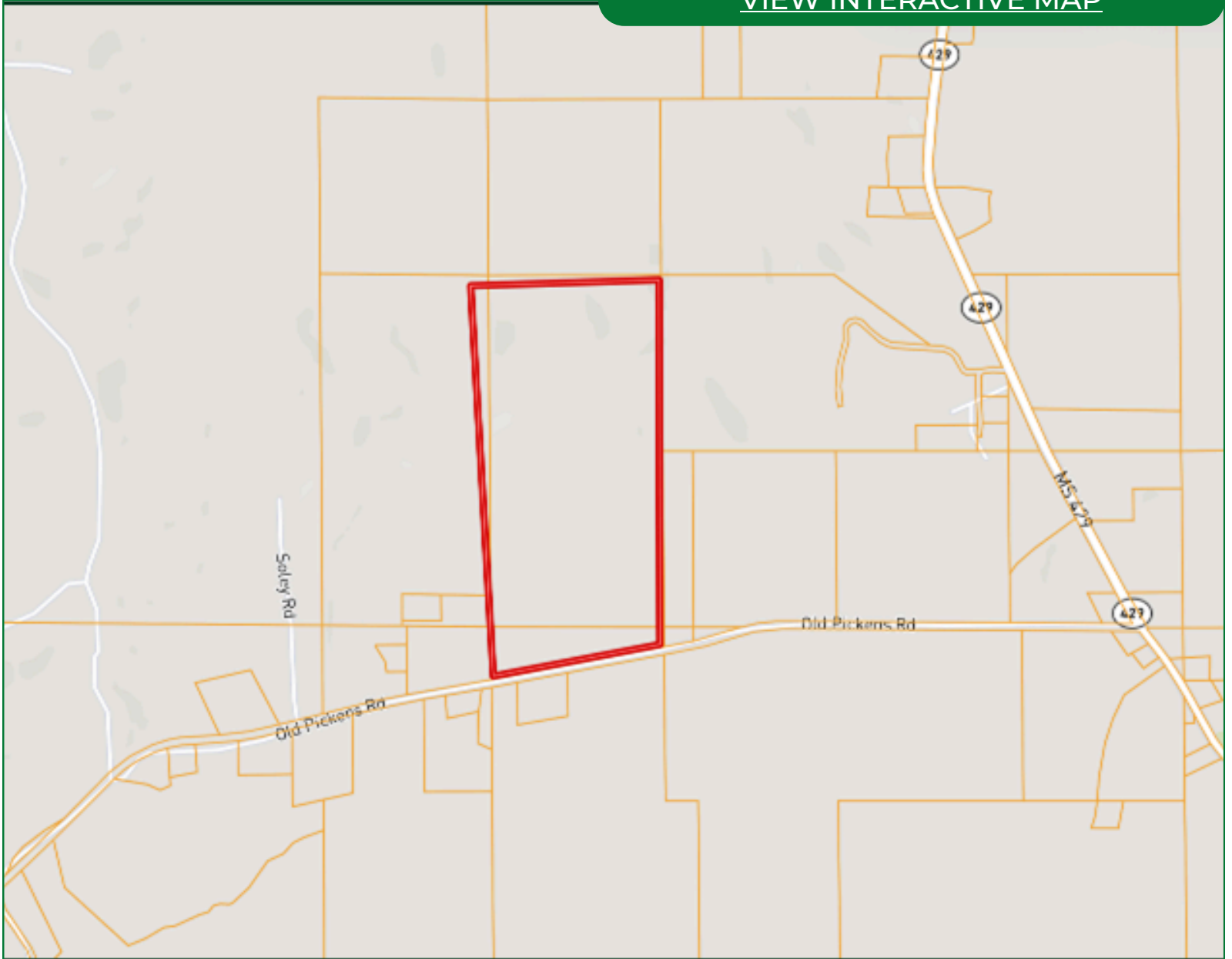


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Ownership Map

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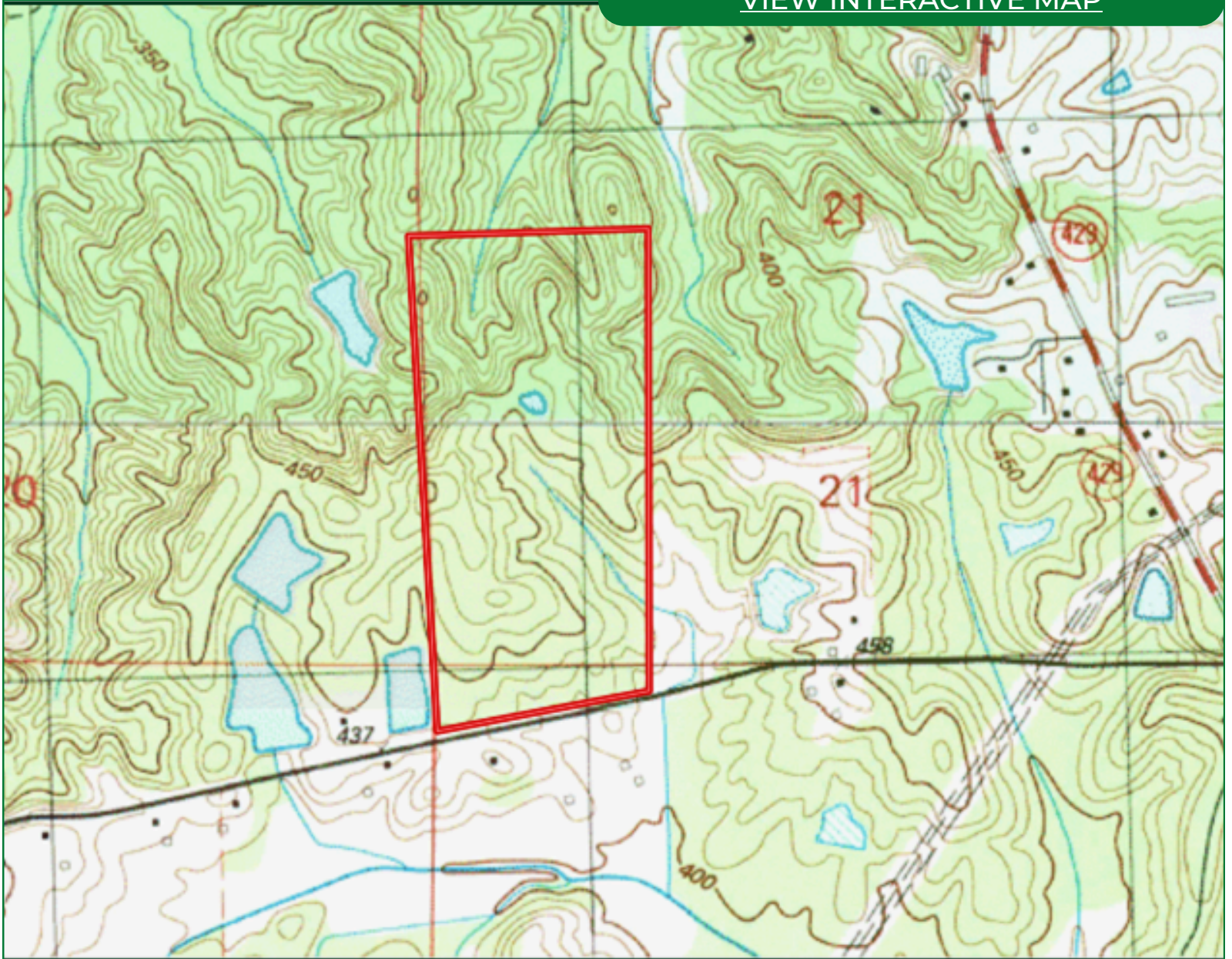
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Topo Map

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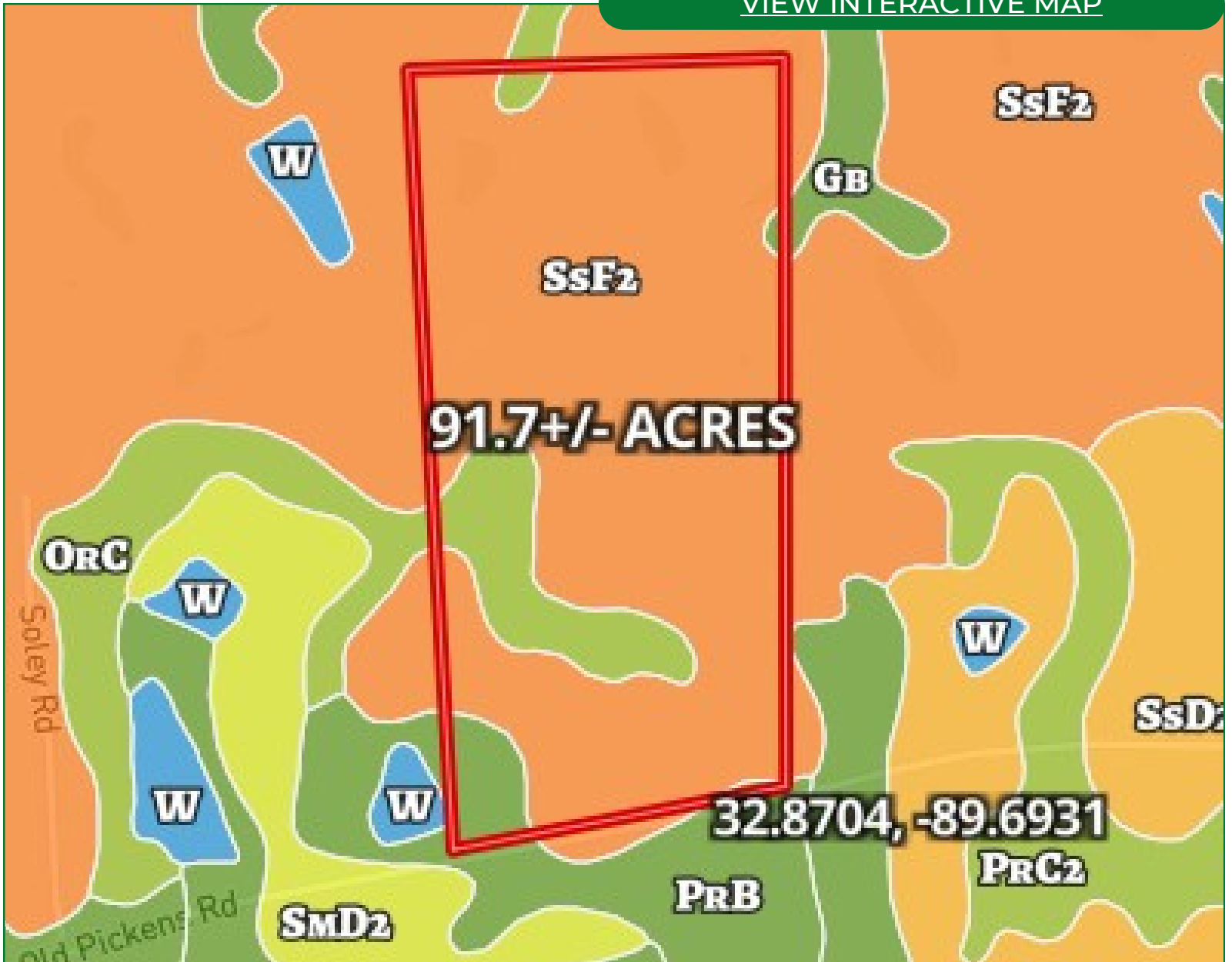
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Soil Map

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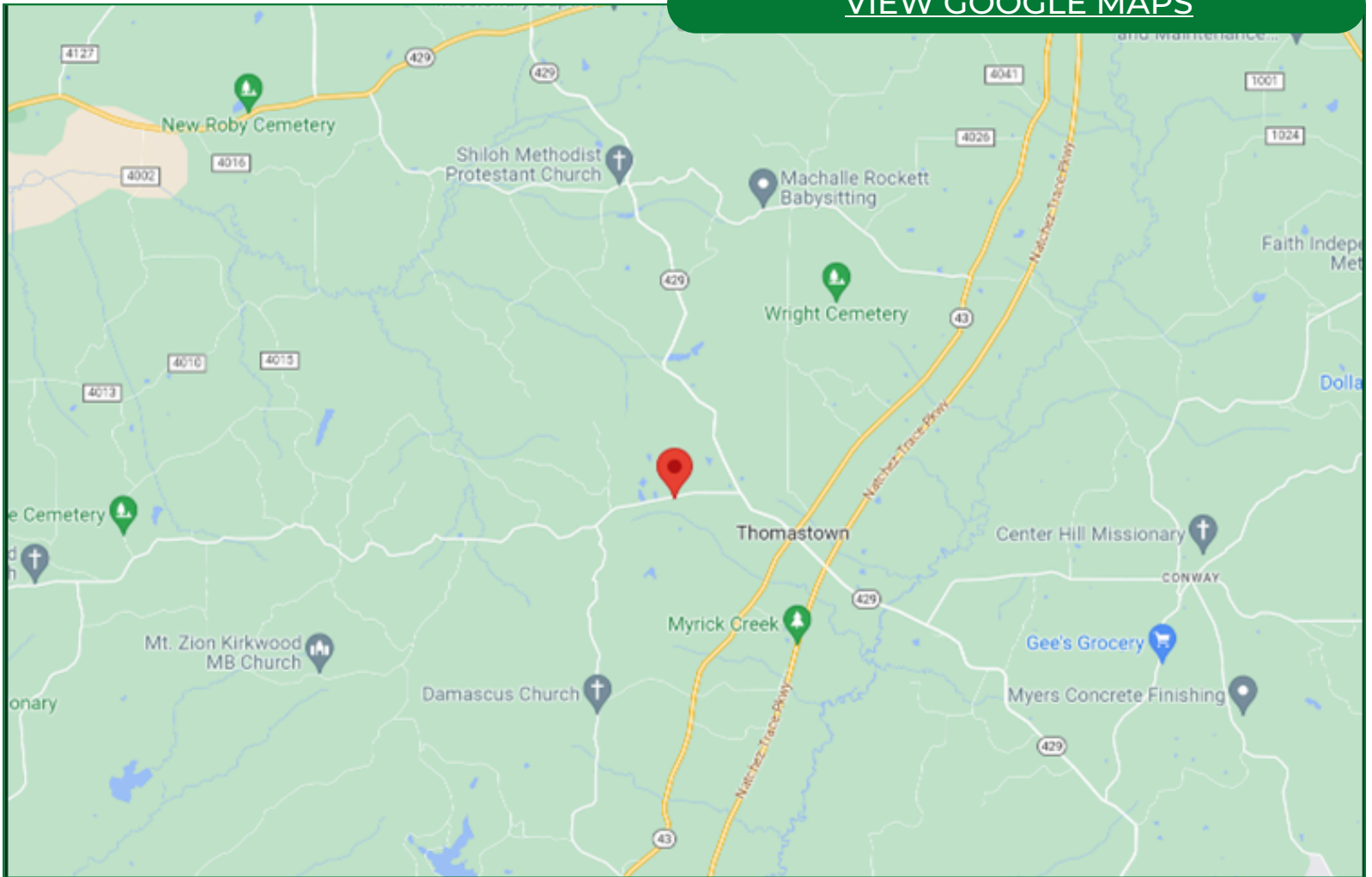


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Directional Map

[VIEW GOOGLE MAPS](#)



Directions from Hwy 43 and Hwy 429 in Thomastown, MS: Travel Hwy 429 for 1 mile. Turn left onto Old Pickens Road. After .8 miles, the property will be on the right.



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