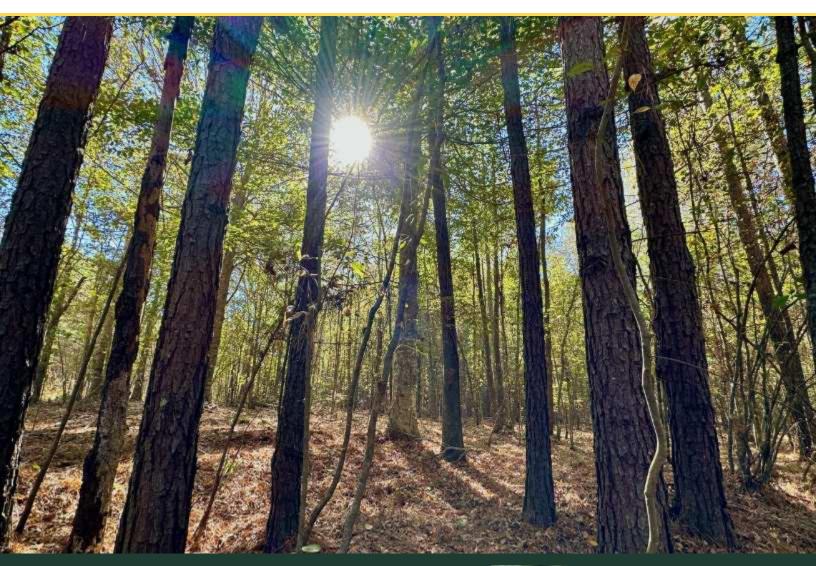


Sipsey Creek Hunting, Recreation, and Timber Tract

70 +/- Acres | Neshoba County, MS | \$95,000





National Land Realty 9 N. Conception St. Mobile, AL 36602 NationalLand.com



Mitchell Jones Office: 855-657-5263 Cell: 205-529-5500 Fax: 888-672-1810 Mjones@NationalLand.com



PROPERTY SUMMARY

This property offers the opportunity to own an affordable hunting and recreational tract with county road frontage and power available at the road. It includes everything necessary for wildlife: cover, a water source, and native browse.

The timber consists of a natural mix of pine and hardwood that is staggered in age. Sipsey Creek, a year-round creek that is critical during dry periods like the drought we are currently experiencing, flows through the property. There are also several places that would be conducive for establishing wildlife food plots if desired. The topography would be described as very gently rolling to flat.

It is located 5 miles from downtown Union, MS, which offers a grocery store, hardware store, etc.

For more info or to see the property, contact Mitchell Jones





ACREAGE BREAKDOWN

70+- acres of natural mixed timber

ADDRESS 0 CO RD 315 Union, MS 39365

LOCATION

contact listing agent for directions

PROPERTY HIGHLIGHTS

- County Road frontage
- Sipsey Creek
- Power available at the road
- deer & turkey hunting
- diverse pine and hardwood timber

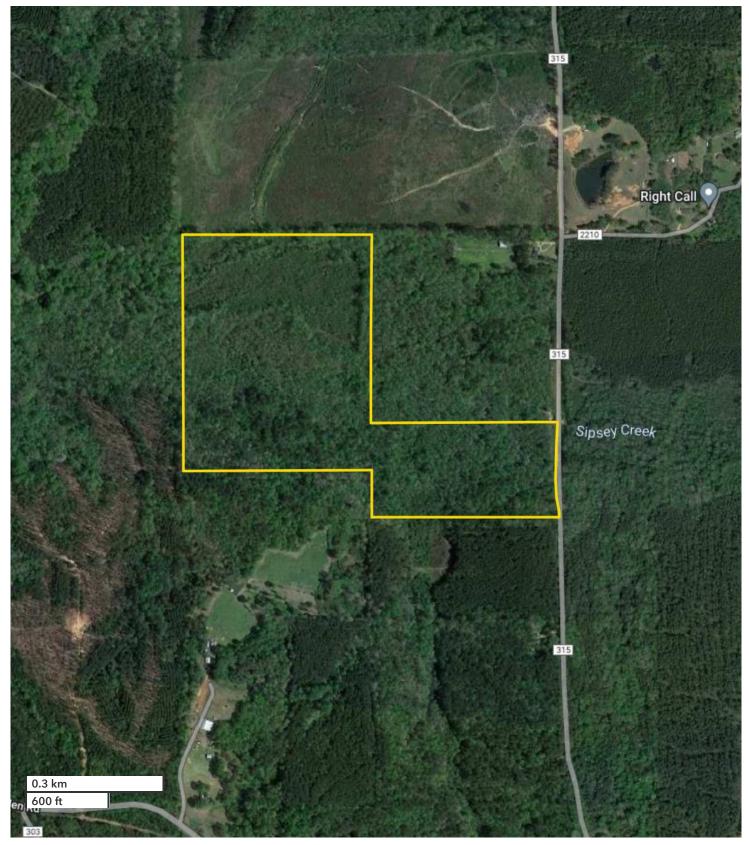








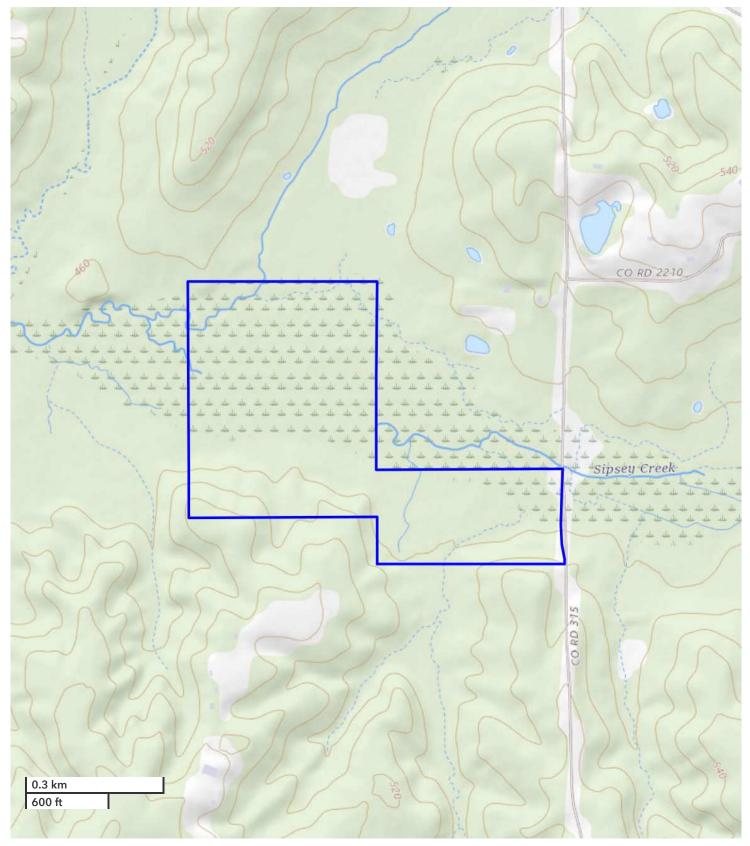
MITCHELL JONES Land Professional 888-672-1810 Mjones@NationalLand.com 205-529-5500 855-657-5263



All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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MREC Agency Disclosure Form A

WORKING WITH A REAL ESTATE BROKER

Approved 04/2023 by MS Real Estate Commission P. O. Box 12685 Jackson, MS 39232

THIS IS NOT A LEGALLY BINDING CONTRACT

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purpose of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations: >To the Seller: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence. >To the Buyer and Seller: A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

To the Buyer: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
To the Seller and Buyer: A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

>A Disclosed Dual Agent may not disclose:

a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.

b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.

c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or

d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent you might desire to obtain the representation of an attorney, another real estate licensee, or both.

		NTRACT, THIS IS AN ACK				
The below named Broker or Sales	person has infor	med me that real estate brokerag	ge services may be p	rovided to me as a	1:	
`	y Agent. I am th	e Seller or Landlord.) he potential Buyer or Tenant.) rm may become Disclosed Dual	Agents.)	Customer	(The Licensee is	not my Agent)
By signing below, I acknowledg which might affect the bargaining				or to the exchang	e of confidential	l information
(Client signature)	(Date)	(Licensee signature)	(Date)	(Customer signa	ature)	(Date)
(Client signature)	(Date)	(Licensee Company)		(Customer signa	ature)	(Date)

LICENSEES: Provide a copy of disclosure acknowledgement to all parties and retain signed original for your files.