



## Prime Timber Land with Hunting Paradise

308 +/- Acres | Tallahatchie County, MS | \$548,000



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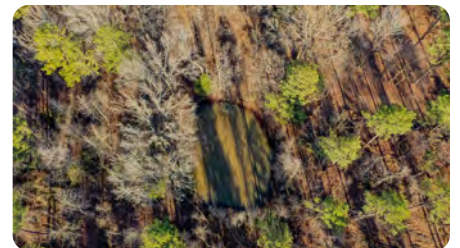
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National Land Realty assumes no liability for error, omissions or investment results.





## PROPERTY SUMMARY

Discover the perfect blend of hunting/recreational and investment potential with this exceptional 308-acre property. Recently partially harvested, this expansive tract of land offers a unique opportunity for those seeking a strategic real estate investment. Situated along a paved road, accessibility is a breeze, with access to utilities. The recent select cut has not only opened up the landscape but it has provided more cover and food for deer but not over thinned to still provide roosting for turkey. This also presents an opportunity for future growth and development and to enhance the wildlife habitat. There are still stands of various ages of timber, pine, and hw. Nature enthusiasts and hunters alike will appreciate the abundance of wildlife that calls this land home. The property's diverse terrain creates an ideal habitat for various game, ensuring a great hunting experience, especially. There's  $\frac{3}{4}$  mile frontage on a spring fed creek that's an additional feature. Tallahatchie Co boasts a large deer population as well as quality and size as recorded in Magnolia Records. There is an outstanding turkey population as well. There are open fields/food plots, large shooting houses & ladder stands, a good internal road system, and a nice shed with a covered lean-to built in 2021. The property boasts direct access via a paved road, enhancing convenience and east travel. Enjoy the comfort and convenience of nearby utilities should a home or cabin on the property be your goal. The large acreage provides ample space for customization and development. This exceptional real estate opportunity combines natural beauty with practicality, offering a canvas for your vision to unfold. Whether you're an investor, developer, or outdoor enthusiast, this property invites you to explore its potential and create a lasting legacy. Don't miss out on securing your stake in this remarkable piece of land.



## ACREAGE BREAKDOWN

308+/- acres

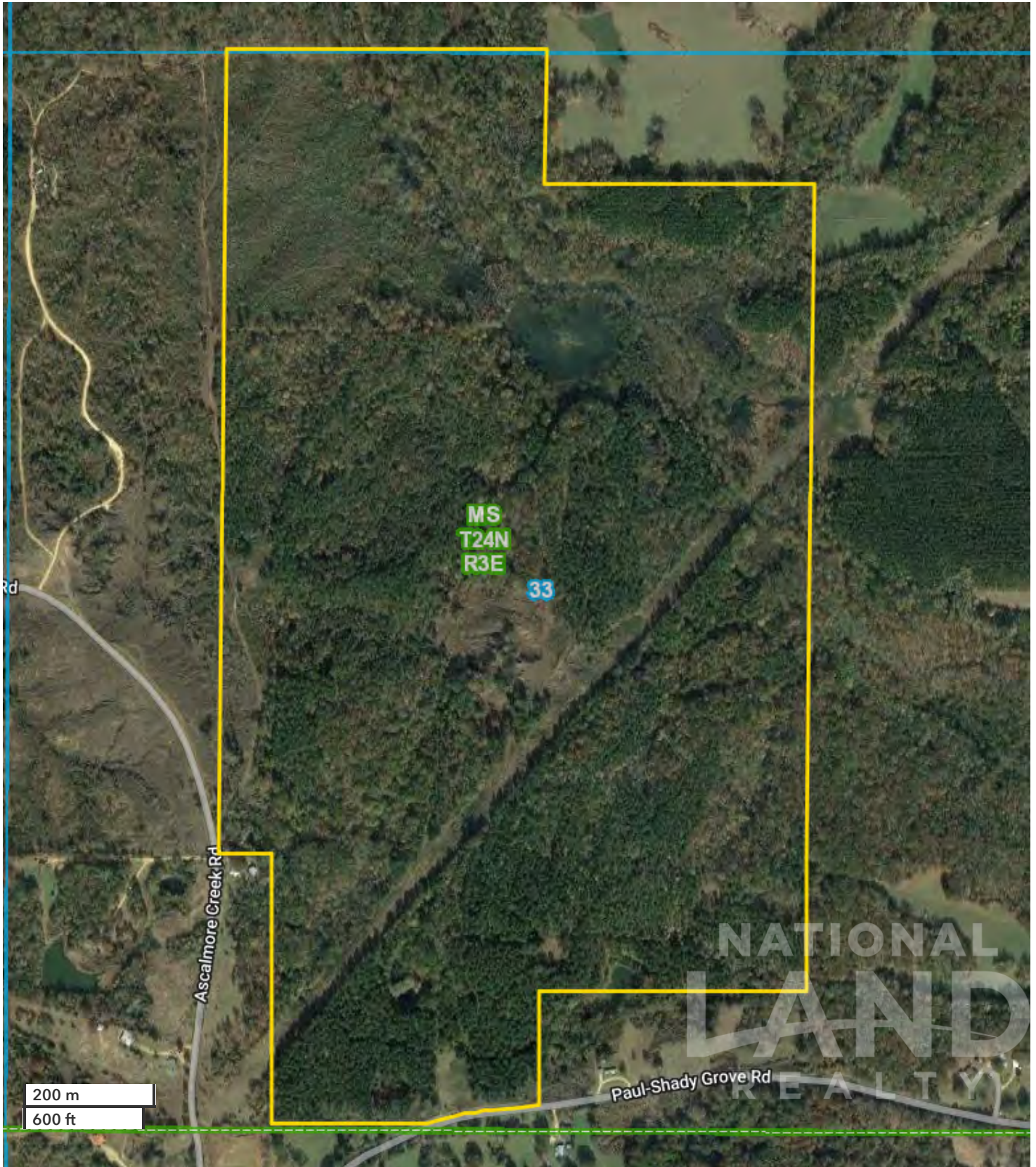
## ADDRESS

3389 Paul-Shady Grove Rd  
Cascilla, MS 38920

## LOCATION

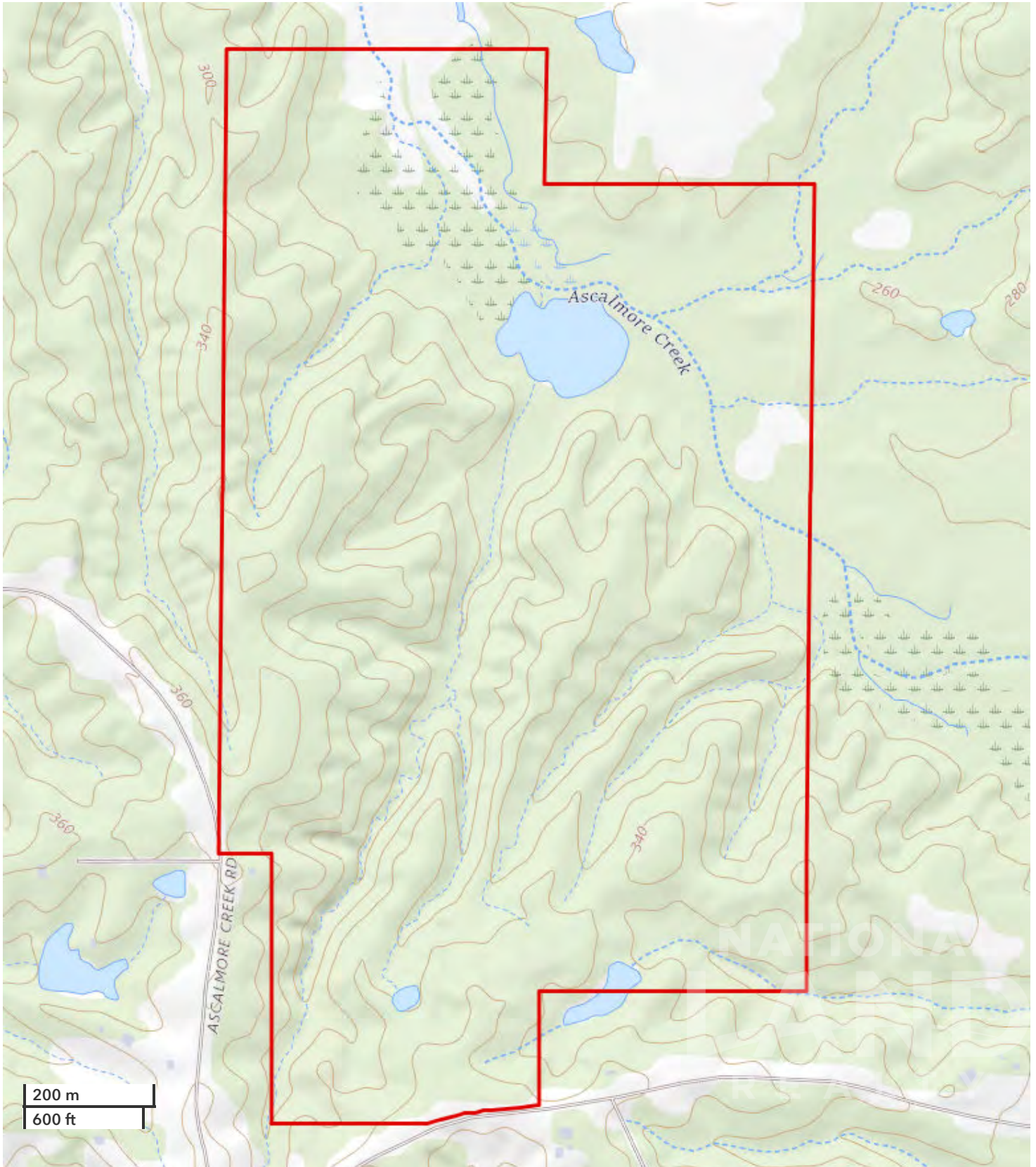
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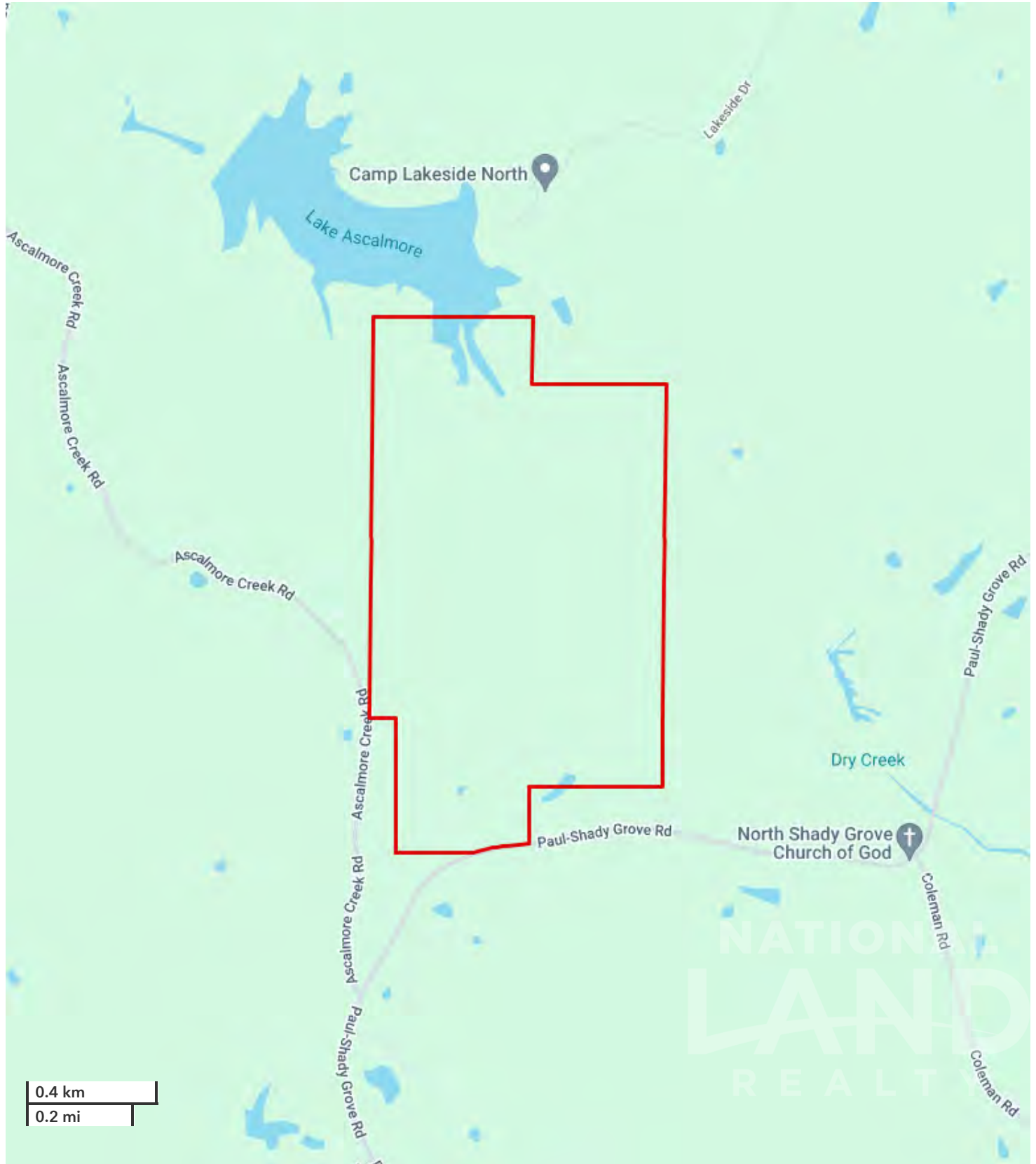


All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.





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WORKING WITH A REAL ESTATE BROKER

\*\*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.

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.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- Client (The Licensee is my Agent. I am the Seller or Landlord.)
Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)
Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)
Customer (The Licensee is not my Agent)

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

Signature lines for Client, Licensee, and Customer, including fields for signature and date.