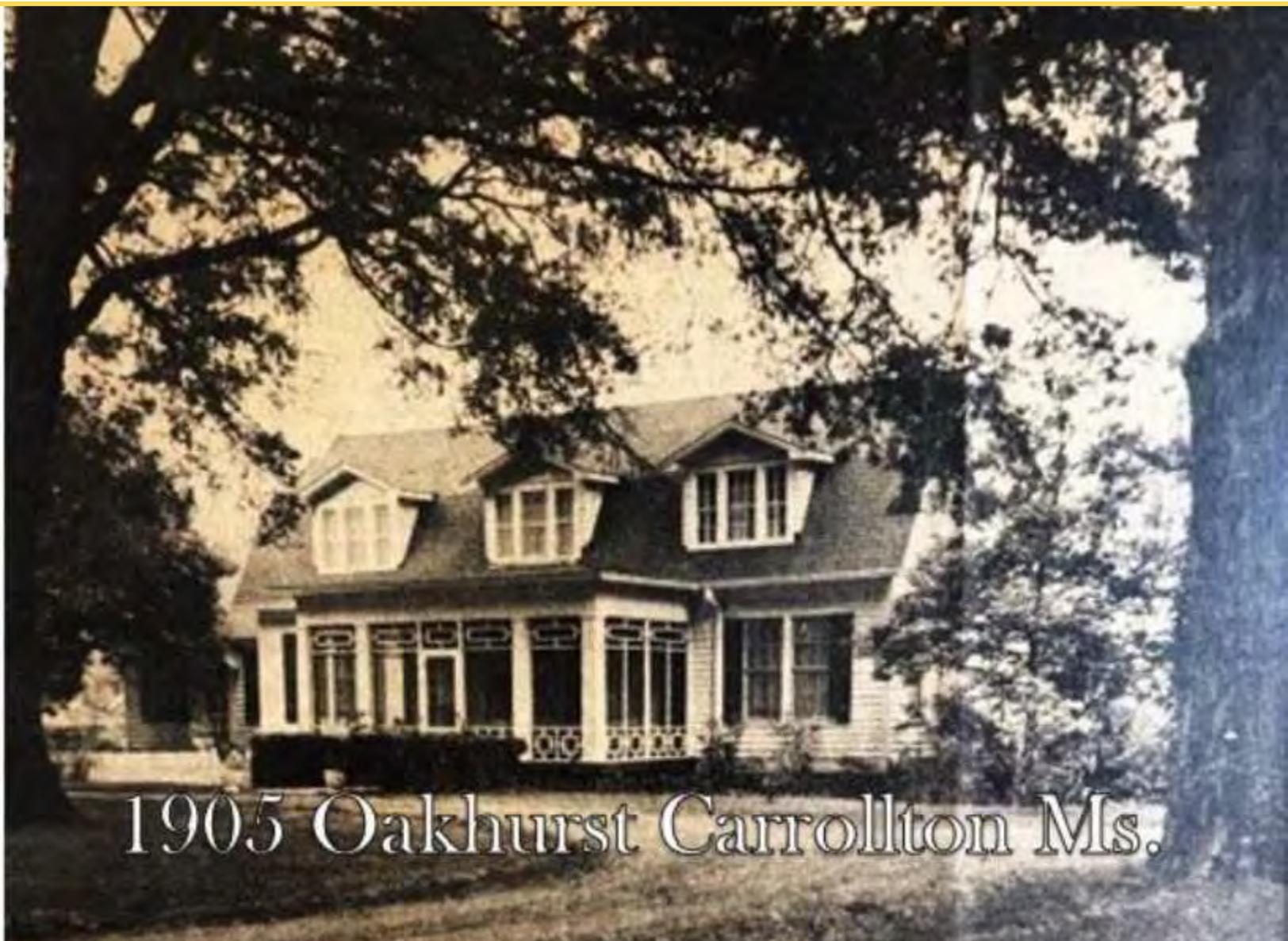




Oakhurst Farm

1,162 +/- Acres | Carroll County, MS | \$6,741,920



1905 Oakhurst Carrollton Ms.



National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
NationalLand.com

Lee Skinner
Office: 205-606-4074
Cell: 662-549-2095
Fax: 864-331-1610
Lskinner@nationalland.com

Bob Jamison
Office: 205-859-2373
Cell: 205-454-2239
Fax: 205-343-2144
BJamison@NationalLand.com

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



PROPERTY SUMMARY

Oakhurst features a diverse timber profile, including approximately 686 acres of merchantable hardwoods with a high percentage of mast-producing hardwoods, 108 acres of merchantable pine plantations, 85 acres of thinned hardwoods that offer cover and browse, and 32 acres of 25-year merchantable hardwoods. Recreational and water features are abundant. Two fishing lakes stocked with bass and bream. A 12-acre duck pond and fertile agricultural fields supply food sources for deer and turkey. Miles of improved internal roads offer easy access throughout the property. Big Sand Creek is a natural wildlife travel route as it flows toward the Mississippi Delta.

As you approach the old Oakhurst home place, a strong sense of arrival and Southern grandeur sets the tone. After more than a century in the Billups family, this remarkable property is ready for its next steward to continue its legacy. Call today to schedule your private guided tour.



ACREAGE BREAKDOWN

Timber stands consist of :

686+/-acres of beautiful
Merchantable Hardwoods

108+/-acres of merchantable Pine
Plantation

85+/-acres Thinned Hardwoods
provides good cover and nutritious
browsing opportunities for wildlife

32+/-acres of 25 year old
merchantable Fallow Field
Hardwood regeneration

2 fishing lakes totaling 18+/- acres

12+/- acre productive duck pond

232+/- acres of agriculture fields

ADDRESS

0 County Road 35
Carrollton, MS 38917

LOCATION

Call Agent

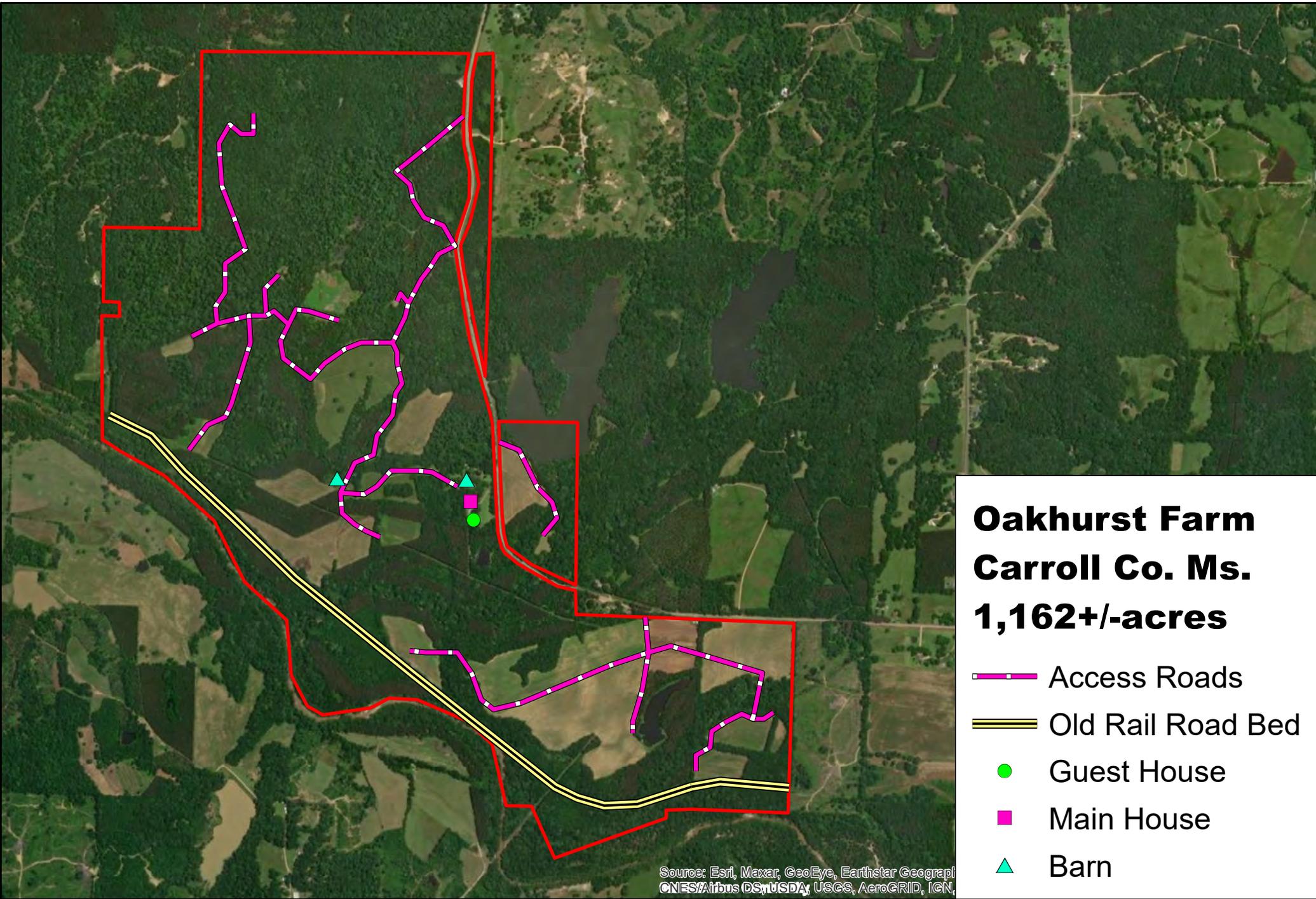
PROPERTY HIGHLIGHTS

- **TERAIN:** Gently rolling to level topography with elevation of 350+/-ft on ridges to 200+/-ft along the Big Sand Creek. Soil types in the upper elevations consist of Loring silt loam and Memphis silt loam. These soils are well-suited for hardwood and pine timber production, and have limited agricultural uses due to the potential for soil erosion. This area is mostly in upland hardwoods, some pine plantations, and some pasture. Soil types in the lower elevations consist mainly of Adler silt loam, Oaklimer silt loam, and Bruno sandy loam. These soil types are very productive for agriculture and are also very productive for hardwood and pine timber production. Most of this area is in bottomland hardwoods, pine plantations, and open agriculture fields.
- As you approach the old Oakhurst home place, a strong sense of arrival and Southern grandeur sets the tone. After more than a century in the Billups family, this remarkable property is ready for its next steward to continue its legacy. Call today to schedule your private guided tour.



nationalland.com/listing/oakhurst-farm





Oakhurst Farm Carroll Co. Ms. 1,162+/-acres

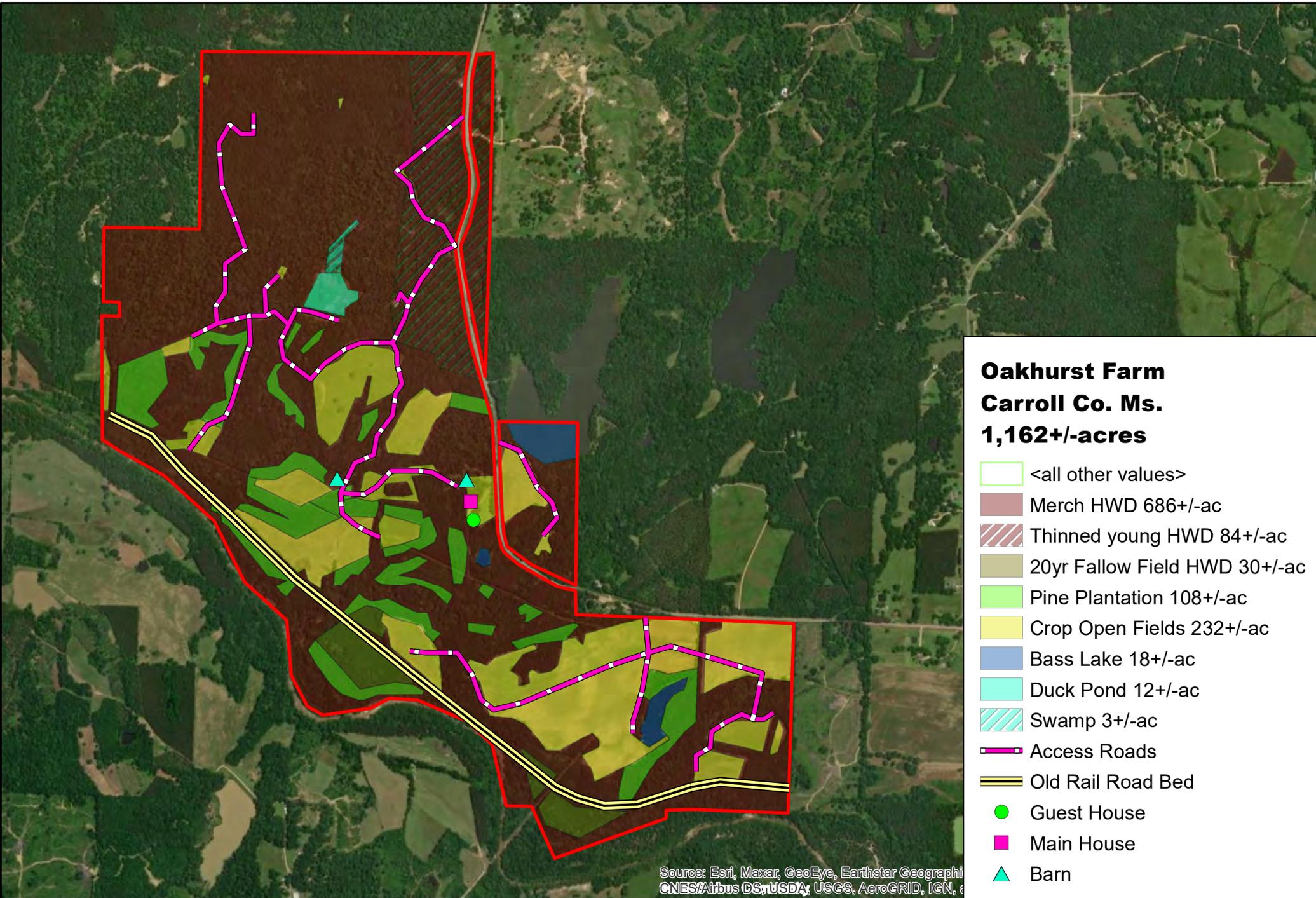
-  Access Roads
-  Old Rail Road Bed
-  Guest House
-  Main House
-  Barn

Source: Esri, Maxar, GeoEye, Earthstar Geograph
CNES/Airbus DS, USDA, USGS, AeroGRID, IGN,



Map Prepared By:
Jerry Joe Ingram 334-300-4273
jerry@LandinAlabamaForSale.com





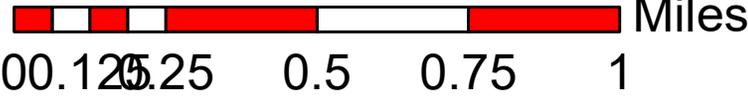
**Oakhurst Farm
Carroll Co. Ms.
1,162+/-acres**

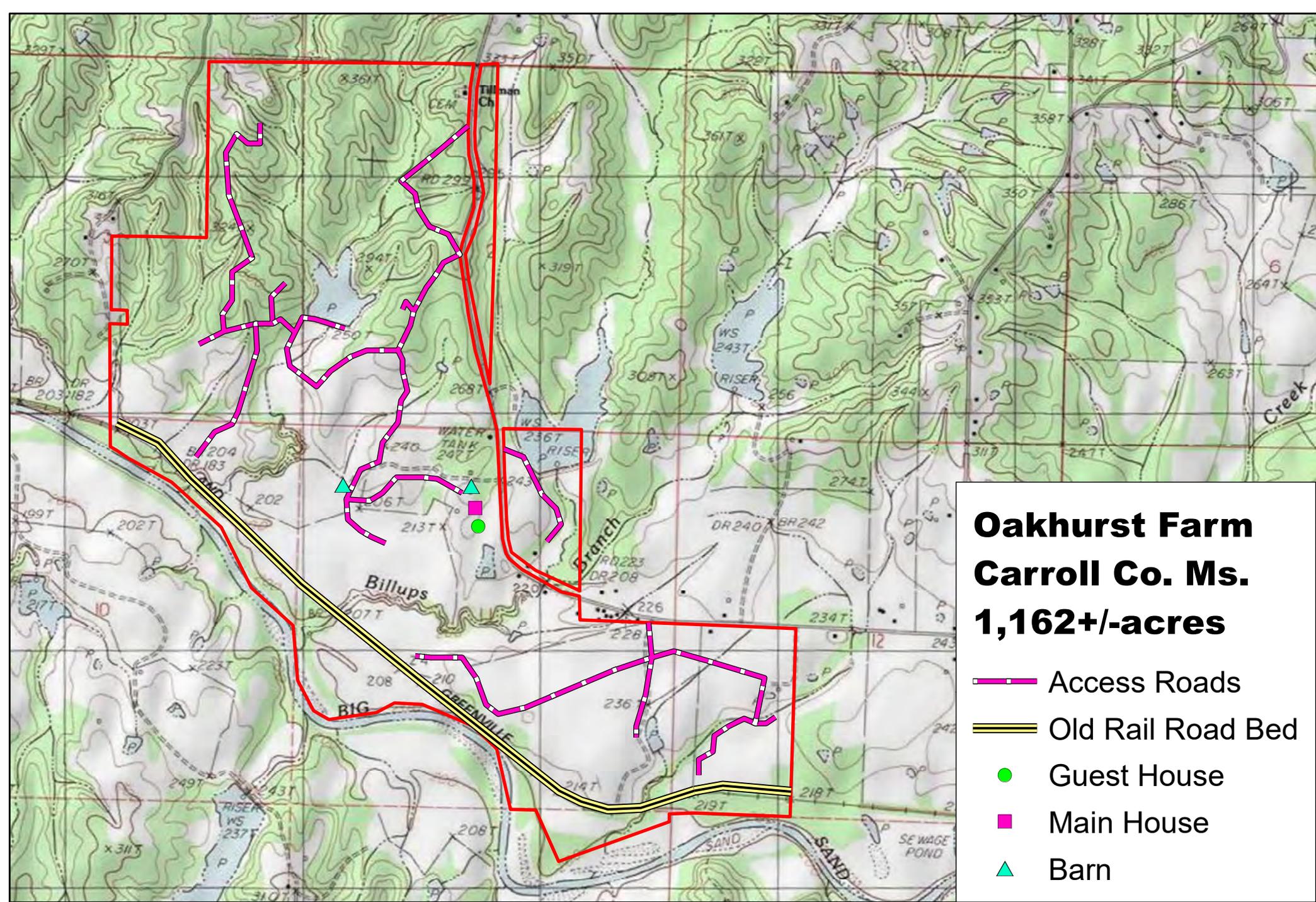
- <all other values>
- Merch HWD 686+/-ac
- Thinned young HWD 84+/-ac
- 20yr Fallow Field HWD 30+/-ac
- Pine Plantation 108+/-ac
- Crop Open Fields 232+/-ac
- Bass Lake 18+/-ac
- Duck Pond 12+/-ac
- Swamp 3+/-ac
- Access Roads
- Old Rail Road Bed
- Guest House
- Main House
- Barn

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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**Oakhurst Farm
Carroll Co. Ms.
1,162+/-acres**

-  Access Roads
-  Old Rail Road Bed
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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 may not disclose:

- To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
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.
The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
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.

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.