

**WALNUT, MS TIMBER
AND RECREATION**

123.15 +/- Acres

Tippah County, MS

\$172,000

NEW LISTING

**NATIONAL
LAND
REALTY®**



**NATIONAL
LAND
REALTY®**

National Land Realty
112 South Main Street
Suite 201
Tuscumbia, AL 35674
www.NationalLand.com



Clyde Brisendine
Office: 256.383.8990
Cell: 256.627.1975
Fax: 256.383.2990
Cbrisendine@NationalLand.com

The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



OVERVIEW:

Wanting a beautiful place to escape? This timberland property is it. Easy access off gravel county road frontage along CR 310 and 312, excellent building sites on each side, and power available along the roads lend to excellent building sites for a cabin in the woods or your dream country home for raising a family, enjoying retirement, or simply a get-away. Whether it's hunting, taking a walk in the woods, or sitting among the rock outcroppings appreciating the environment, this can be your paradise. This tract is also only two miles away from Holly Springs National Forest, expanding your hunting / recreational options. And as you enjoy the forest, don't forget about the trees. Timber on the property is predominantly pine, about 20 years old, and well stocked. The well drained soils, rolling topography and excellent road access makes the timber accessible for harvesting all seasons, allowing the landowner to take advantage of any peaks in wintertime prices. Real Estate Agent / owner

PARCEL #/ID: 1-123 -12-012.00, 1-623 -13-013.00, 1-424 -18-004.00

TAXES: \$383/year (2020)



PROPERTY HIGHLIGHTS:

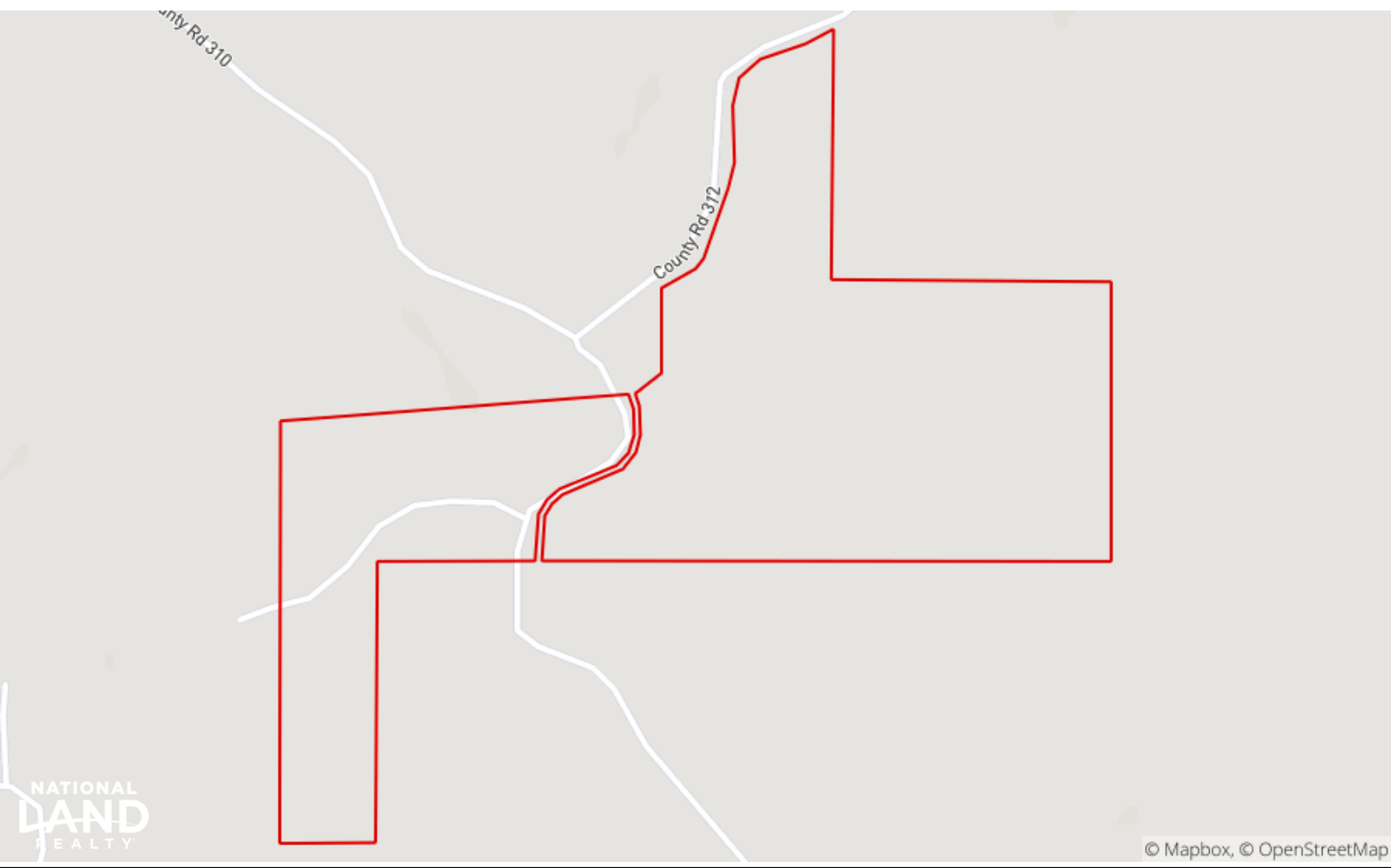
- 80 miles to Memphis, TN, 60 miles to Oxford, MS, 30 miles to Corinth, MS
- Easy access of CR 310 and 312
- Excellent hunting / recreational tract - abundance of deer and turkey roaming the rolling topography
- Holly Springs National Forest is only two miles away.
- Beautiful rock outcroppings and potential pond sites in draws and hollows.

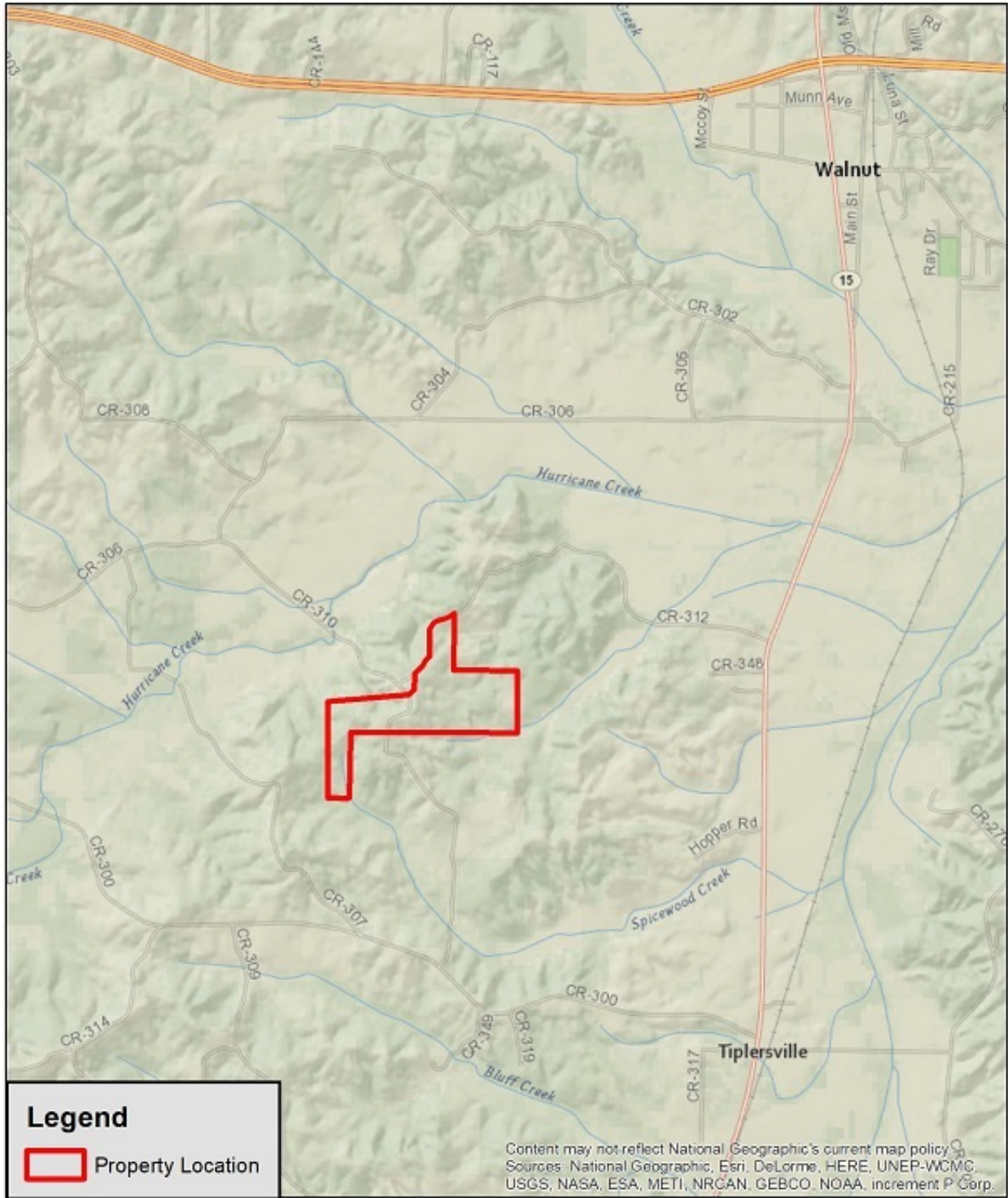
LOCATION:

From the intersection of US-72 and MS-15, go south on MS-15 for 2 miles, turn right onto CR 312 for 2 miles, property will be on the left.

VIEW FULL LISTING:

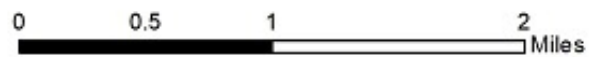
www.nationalland.com/viewlisting.php?listingid=1946390

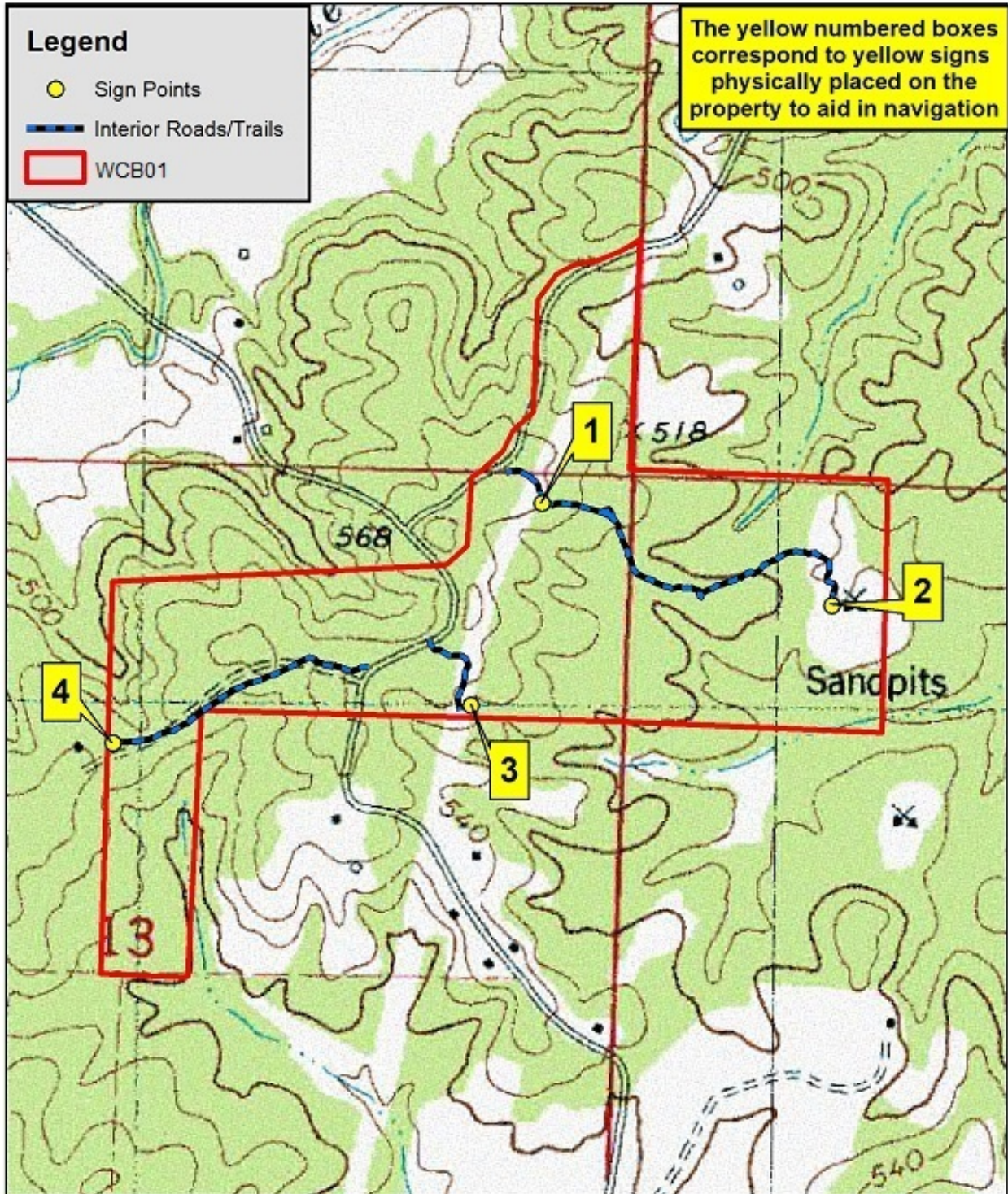




Property No. WCB01
County Road Map

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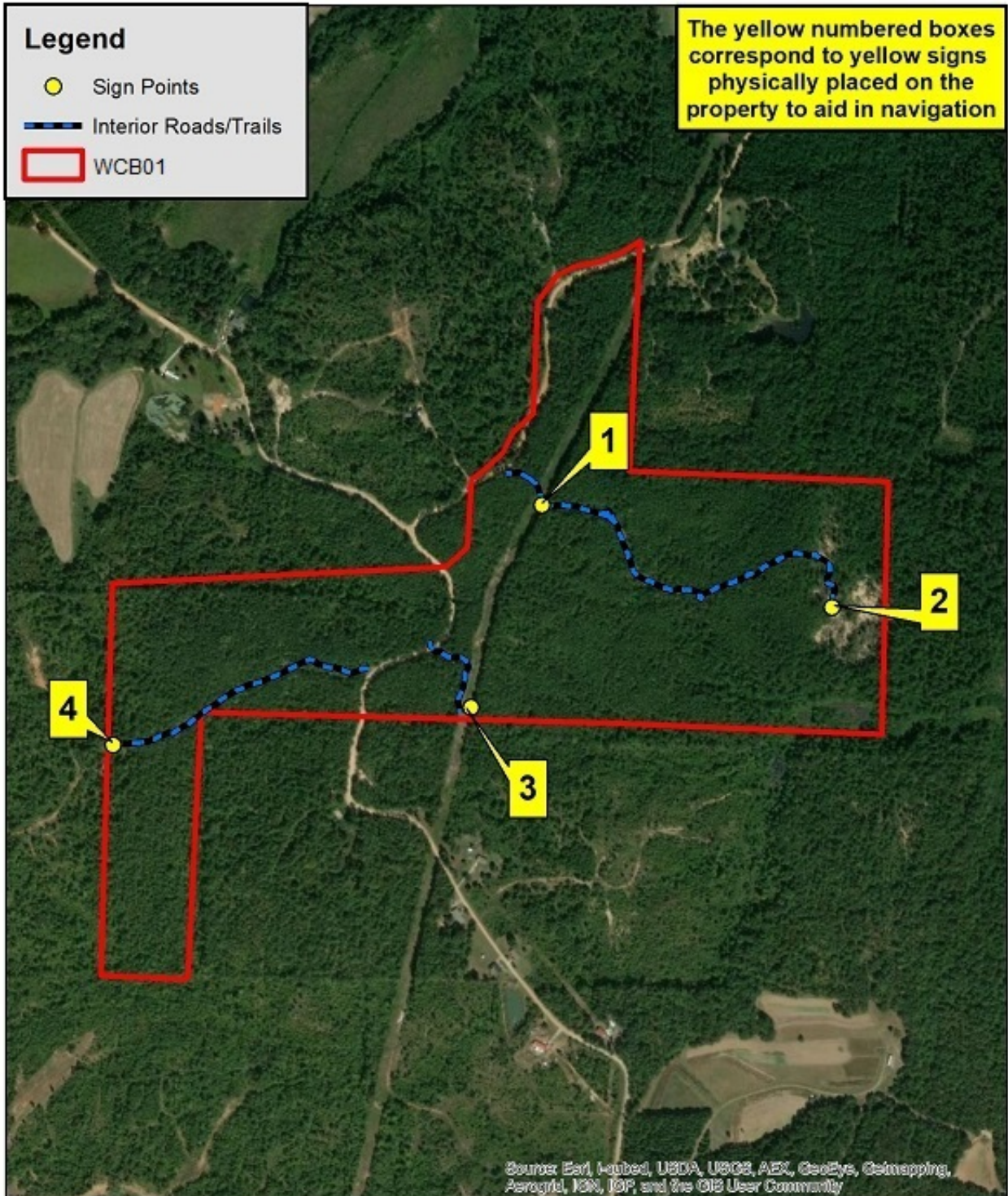


Property No. WCB01

Topographic Map

This map is furnished for the convenience of the Buyer. Neither the Owner or the Broker warrants its accuracy, or its depiction of land use, boundary location, acreage, easements or the lack thereof, or timber type.

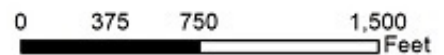
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Property No. WCB01
Aerial Photograph

The date of this photography is unknown. Neither the Owner or the Broker warrants its accuracy, or its depiction of land use, boundary location, acreage, easements or the lack thereof, or timber type.

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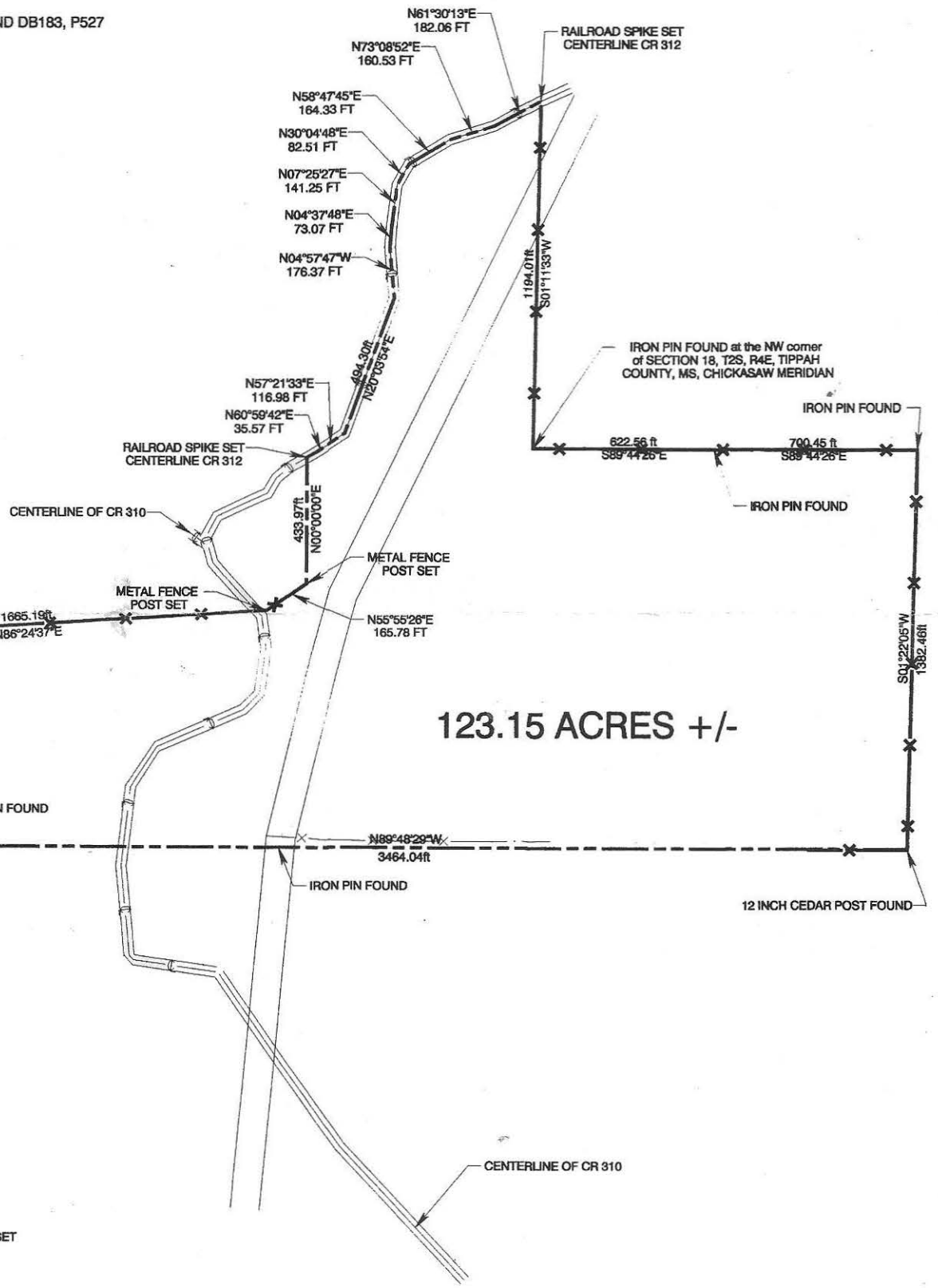
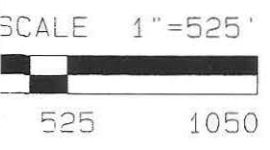


3 SURVEY IS CLASSIFIED A CLASS B SURVEY.

THE NORTH IS BY SOLAR OBSERVATION.

FOR MORE INFORMATION FROM DB30, P255 AND DB183, P527
TIPPAH COUNTY, MS, CHANCERY CLERK.

AN APPROPRIATE SEARCH NOT PERFORMED.



123.15 ACRES +/-

IRON PIN FOUND at the NW corner
of SECTION 18, T2S, R4E, TIPPAH
COUNTY, MS, CHICKASAW MERIDIAN

LARGE QUARTZ
ROCK FOUND

12 INCH CEDAR POST FOUND

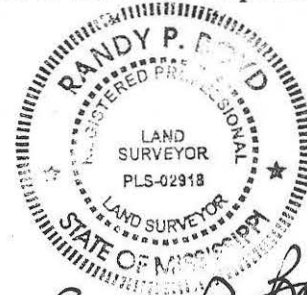
123.15 acres +/-
Tippah County, Mississippi

**INDEXING INSTRUCTIONS: Southeast Quarter, Section 12, Township 2 South, Range 3 East
Northeast Quarter, Section 13, Township 2 South, Range 3 East
Northwest Quarter, Section 18, Township 2 South,**

Range 4 East

Commencing and Beginning at an iron pin found at the Northwest corner Section 18, Township 2 South, Range 4 East, Tippah County, Mississippi, Thence, run South 89 degrees 44 minutes 26 seconds East a distance of 622.56 feet along an old fence to an iron pin found. Thence, run South 89 degrees 44 minutes 26 seconds East along an old fence a distance of 700.45 feet to an iron pin found. Thence, run South 01 degrees 22 minutes 05 seconds West a distance of 1382.46 feet to a 12 inch cedar post found. Thence, run North 89 degrees 48 minutes 29 seconds West a distance of 525.28 feet along the north boundary of the Rod Colom tract. Thence, run North 89 degrees 48 minutes 29 seconds West a distance of 447.94 feet along the north boundary of the Mary Joyce Rainer tract. Thence, run North 89 degrees 48 minutes 29 seconds West a distance of 447.94 feet along the north boundary of the Onie Mae Rainer tract. Thence, run North 89 degrees 48 minutes 29 seconds West a distance of 758.51 feet along the north boundary of the Mary Joyce Rainer tract. Thence, run North 89 degrees 48 minutes 29 seconds West a distance of 1384.07 feet along the north boundary of the Lee Anthony Foote tract to an iron pin found. Thence, run South 00 degrees 19 minutes 13 seconds East a distance of 1269.25 feet along the West boundary of the Lee Anthony Foote tract to an iron pin set. Thence, run South 89 degrees 22 minutes 50 seconds West a distance of 397.80 feet to a large quartz rock. Thence, run North 00 degrees 23 minutes 10 seconds West a distance of 1989.44 feet to an iron pin set by a fence. Thence, run North 85 degrees 24 minutes 37 seconds East along said fence and an agreed line 1665.19 feet to a metal fence post set on the East side of CR 310. Thence, continuing along said agreed line, run North 55 degrees 55 minutes 26 seconds East a distance of 165.78 feet to a metal fence post set. Thence, continuing along agreed line, run North 433.97 feet to a railroad spike set on the centerline of CR 312. Thence, following the course of the centerline of CR 312 North 60 degrees 59 minutes 42 seconds East 35.57 feet, North 57 degrees 21 minutes 33 seconds East 116.98 feet, North 20 degrees 03 minutes 54 seconds East 494.30 feet, North 04 degrees 57 minutes 47 seconds West 176.37 feet, North 04 degrees 37 minutes 48 seconds East 73.07 feet, North 07 degrees 25 minutes 27 seconds East 141.25 feet, North 30 degrees 04 minutes 48 seconds East 82.51 feet, North 58 degrees 47 minutes 45 seconds East 164.33 feet, North 73 degrees 08 minutes 52 seconds East 160.53 feet, North 61 degrees 30 minutes 13 seconds East 182.06 feet to a railroad spike set on the centerline of CR 312. Thence, leaving the centerline of said CR 312 and thence, run South 01 degrees 11 minutes 33 seconds West a distance of 1194.01 feet to an iron pin found and Point of Beginning. This tract being 123.15 acres, more or less, and lying in the Northwest Quarter of Section 18, Township 2 South, Range 4 East, the Southeast Quarter of Section 12, Township 2 South, Range 3 East and the Northeast Quarter of Section 13, Township 2 South, Range 3 East in Tippah County, Mississippi.

Subject to the right-of-way of Tippah County Roads 312 and 310 and to a TVA power line easement.

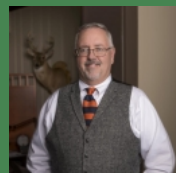


Randy P. Boyd





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WORKING WITH A REAL ESTATE BROKER

Approved 01/2003 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.

There are several types of relationships that 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 the Agency Disclosure 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 seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. A licensee who is engaged by and acts as the agent of the Seller only is known as 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.

*A duty to disclose all facts known to the Seller's agent materially affecting the value of the property, which are not known to, or readily observable by, the parties in a transaction.

BUYER'S AGENT

A buyer may contract with an agent or firm to represent him/her. A licensee who is engaged by and acts as the agent of the Buyer only is known as the Buyer's Agent.

If a Buyer wants an agent to represent him in purchasing a property, the buyer can enter into a Buyer's Agency Agreement with the agent. 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 agent 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 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 or 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!

"Customer" shall mean that 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 agent for the 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 an agent or subagent working on the seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer.

When it comes to the price and terms of an offer, the Seller's Agent will ask you to decide how much to offer for any property and upon what terms and 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 keep to yourself 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). The Seller's agent is required to tell all such information to the Seller. You should not furnish the Seller's agent anything you do not want the Seller to know. If you desire, you may obtain the representation of an attorney or another real estate agent, or both.

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

The below named Licensee has informed me that brokerage services are being provided me as a:

- Client (Seller's or Landlords Agent)
 Client (Buyer's or Tenants Agent)
 Customer (Not as my Agent)
- Client (Disclosed Dual Agent)

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

_____	_____	_____
(Client)	(Licensee)	(Date)
_____	_____	_____
(Client)	(Company)	(Customer)

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