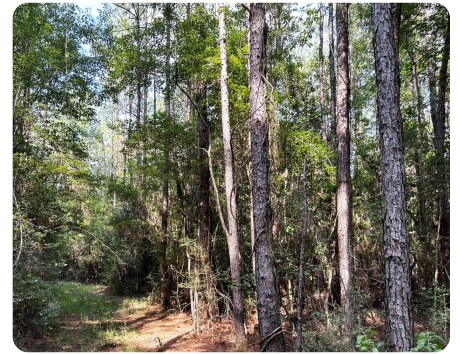




Hickory Creek Timberland Tract

752.9 +/- Acres (\$2,100/acre) | Perry County, MS | \$1,581,300



ADDRESS

00 Benndale Road
Wiggins, MS 39577

LOCATION

From South Hattiesburg (I-59/Hwy98 intersection) go east on Hwy 98 to New Augusta for 17.2 miles, then turn right (south) on Hwy 29 and go 12.6 miles to Benndale Road left, then go 5.1 miles to Subject Property gate on right.

PROPERTY SUMMARY

This heavily timbered tract is surrounded by national forest and has 2 miles of Hickory Creek flowing through the middle to provide a great timber investment with hunting and creek recreation potential. Located 40 miles from Hattiesburg or Gulfport and 75 miles from Slidell, LA, or Mobile, AL, this property is centrally located and has paved road access. Loblolly Pine plantations range from 10 to 25 years old which will provide immediate and long-term timber revenue. The sand-bottomed Hickory Creek bisects the tract for over 2 miles before flowing into the nearby Black Creek. This is a locally uncommon and unique tract in the heart of DeSoto NF. A decent trail system on both sides of the creek and utilities is available on Benndale Road.

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