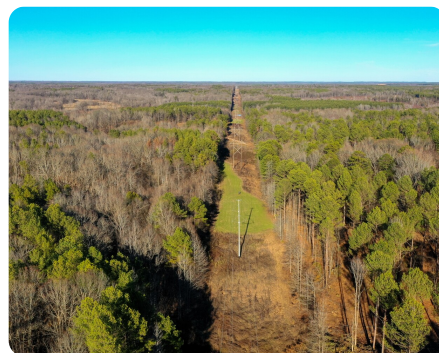


SOLD



Prime Timber Land with Hunting Paradise

308 +/- Acres | Tallahatchie County, MS



ADDRESS

3389 Paul-Shady Grove Rd
Cascilla, MS 38920

LOCATION

3389 Paul-Shady Grove Rd, Cascilla
MS 38920

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 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 boast

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