

SOLD



Sweetwater Branch Multi-purpose Lands

271 +/- Acres | Lamar County, MS



ADDRESS

00 Caney Church Road
Lumberton, MS 39455

LOCATION

From Bellevue (Hwy 98/Hwy 598) go west for 7 miles to Purvis Oloh Road on left, then go 5.9 miles to Bay Creek Road on right, then go 3.8 miles to Columbia Purvis Road, then right for 2.1 miles to Caney Church Road on left, then 2.2 miles to gate.

PROPERTY SUMMARY

This multi-use property has potential for timber management, cattle land conversion, even residential development with over 1/4 mile of paved road frontage. The land sits on a high hill with vistas of the surrounding county with power, water, and internet available. About 50 acres have been improved with forestry mowing and fertilization, ready to convert to grazing. An 85-acre high-quality 20-year-old Lingle plantation is ready to thin with pine straw harvesting potential. The remaining lands are yet to be improved; can be converted into pasture land or reforested. As a bonus, a 25+ acre site in the central part of the property has been mapped and measured as a potential lake site. Call Mark Anderson at (601) 596-2207 for more information.

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