



## Beaver Lake Rd Timberland

130 +/- Acres (\$2,500/acre) | Itawamba County, MS | \$325,040



### ADDRESS

0 Beaver Lake Rd  
Fulton, MS 38843

### LOCATION

From Fulton, MS take John Rankin Hwy; go north 7.6 miles to Beaver Lake Rd. on the left; go 3.1 miles to the property on the right.

### PROPERTY SUMMARY

This tract is full of merchantable pine timber with a small creek bottom in the SE corner. There are plenty of deer and turkey. It is ready for a thinning which would yield immediate income as well as open up the canopy to provide even better wildlife habitat. Fire lanes and prescribed fire could create an even more amazing "honey hole" for both deer and turkey.

If you are looking for a solid timber investment opportunity and a place to manage and hunt deer and turkeys, this may be just what you want. It also provides the possibility of a home or cabin site in the north portion near the available utilities. There is also a potential lake site in the south part of the property. This place is a great value without even considering many other outdoor recreation opportunities in the area.

The Tenn.-Tom Waterway and the Beaver Lake Recreation Area are just minutes away. The historic Natchez Trace Parkway is only eight miles to the north and

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