



## Mantee Timber Investment & Hunting Tract

140 +/- Acres (\$1,695/acre) | Chickasaw County, MS | \$237,300



### ADDRESS

0 Old Congress Road  
Mantee, MS 39776

### LOCATION

From the intersection of Main St. and First St. in Mantee, MS, go 0.66 mi. west to Old Congress Road on the right; go 1.3 mi. on Old Congress Road to the property on the left.

### PROPERTY SUMMARY

Looking for good hunting and future timber value? This 140+/- acre tract has both. It is located only two miles from Mantee and 3.3 miles from Woodland in south Chickasaw County, on the Webster County line. Only two miles west of Hwy 15 and 3.5 miles west of the Natchez Trace Parkway, the location means quick access to Houston (12 mi.), Starkville (31 mi.) and Tupelo (40 mi.). Following a timber harvest several years ago, the land has been reforested with vigorously growing loblolly pine (roughly 5 yr.) setting the stage for future income potential. A primary logging road provides north-south access to most of the property. Two Streamside Management Zones and several potential locations for food plots provide exciting hunting and management opportunities. With already abundant deer and turkey sign, this tract is ideal for hunters looking for a property with plenty of room to create your own private retreat and timber investment. Contact us soon to see this "priced right" property.

[nationalland.com/listing/mantee-timber-investment-hunting-tract](https://nationalland.com/listing/mantee-timber-investment-hunting-tract)



**National Land Realty**  
270 CR 1742  
Saltillo, MS 38866  
[NationalLand.com](https://NationalLand.com)

**Tom Monaghan**  
Office: 662-506-4769  
Cell: 662-312-7687  
[Tmonaghan@nationalland.com](mailto:Tmonaghan@nationalland.com)

**Dustin Clardy**  
Office: 662-493-3194  
Cell: 662-322-4861  
Fax: 662-796-3618  
[dclardy@nationalland.com](mailto:dclardy@nationalland.com)

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