



Tract 8209 Union MS

139 Acres
Union County, Mississippi
Property Price : \$332,616 or (\$2,400/acre)



Acreage:

138.59 +/- acres

General Description:

This property is ideal for recreation or timber investment. It contains approximately 78 acres of loblolly pine planted in 2000, 37 acres of hardwood and 22 acres of open area.

Over 1000 feet of road frontage along County Road 146.

Investment:

\$332,616 or (\$2,400/acre)

Tax ID:

075R-06-001.00

Agent:

Greg Fleming
601-678-7640

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📞 (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

From New Albany: Take MS 30 East for 7 miles, then left on County Road 150 for .1 mile, then left on County Road 146 for 4.1 miles. The property is on the right side of County Road 146. Look for Advance Land and Timber signs.

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

