



Tract 7717 Tippah County, MS

139 Acres
Tippah County, Mississippi
Property Price : \$243,250 (\$1,750/Acre)



Acreage:

139 +/- acres

General Description:

Great location on County Road 602 with ½ mile of road frontage, just west of Pine Grove community. Timber consists of loblolly pine planted in 2018 and the balance of mature hardwood and pine in the stream-side management zones. Also, accessible from County Road 612.

Investment:

\$243,250 (\$1,750/Acre)

Tax ID:

Portion of 1-154 -01-010.00

Agent:

Greg Fleming
601-678-7640

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

From Ripley, MS take MS-4 East for 1.2 miles. Turn right onto MS-370 East and continue for 6.6 miles. Turn left onto County Road 602 and continue for 2.1 miles. 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, direct 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, 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.

