

Carthage 166.8 acres Leake County, MS

"Guiding Your Land Decisions for Over 60 Years"

FARM | TIMBER | HUNTING

**Sartain's Heritage
Properties, LLC**

601-856-2720 • www.SartainsHeritage.com

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Spanning 166.8 acres within Sections 7 & 8, Township 10 North, Range 8 East, Leake County, MS, this expansive property presents a remarkable opportunity. Positioned merely a mile north of the Pearl River, it stands as an idyllic locale for exceptional hunting experiences in proximity to Carthage.

Boasting an impressive 1100+/- feet of frontage along Highway 16, coupled with readily available utilities, the grounds offer a prime canvas for establishing a hunting camp of your dreams.

Encompassing 26+/- acres of 21-year-old pines, complemented by a rich tapestry of hardwoods and thickets, the landscape forms a haven for thriving deer and turkey populations. The interior road network facilitates seamless exploration throughout the property, ensuring convenient access for all your outdoor pursuits.

\$1550 per acre/\$258,540

CONTACT:

J. PARKER SARTAIN

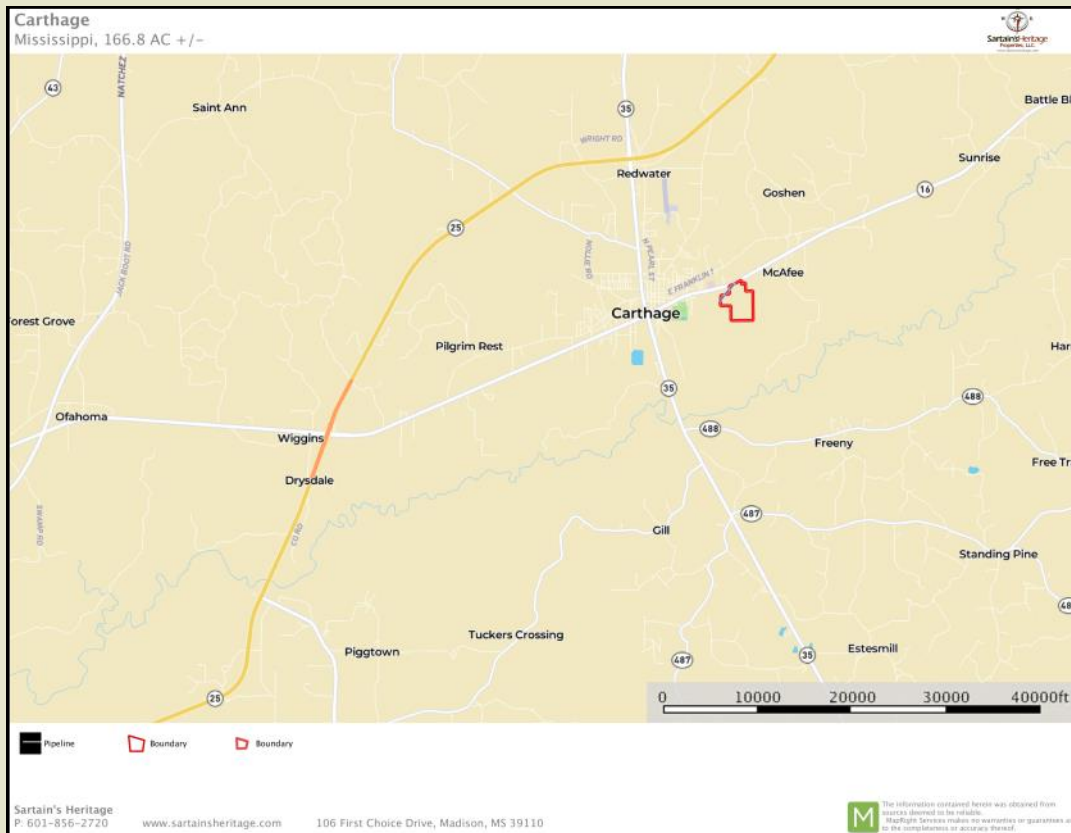
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A banner advertisement for Sartain's Heritage Properties, LLC. The banner is divided into three vertical panels. The left panel shows a green tractor with a front loader in a field. The middle panel shows a dense forest of tall, thin trees. The right panel shows a person in a green jacket and hat standing in a shallow stream, holding a large bundle of hay. Overlaid on the banner is the text: "Guiding Your Land Decisions for Over 60 Years" in a large, bold, white font. Below this, the words "FARM | TIMBER | HUNTING" are written in a smaller, bold, white font. In the center, there is a circular logo with a compass rose and the letters "N", "S", "E", "W". Below the logo, the text "Sartain's Heritage Properties, LLC" is written in a white font. At the bottom of the banner, the phone number "601-856-2720" and the website "www.SartainsHeritage.com" are displayed in a white font.

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