Wautubbee 145 acres Clarke County, MS
Price: $3,750 / acre
Total: $543,750

This 145± acre tract is made up of three well-managed stands of pine timber, offering both immediate and long-term income potential. The property is located in the Enterprise School District, just five miles south of Enterprise, with excellent frontage and access along Highway 11.

A solid internal road system provides easy travel throughout the tract, and multiple established food plots create turnkey hunting and recreational opportunities. The layout, access, and topography make this an ideal site for a future homeplace or a low-maintenance weekend retreat.

Timber Summary

- **Sawtimber (50± acres):** Mature, well-managed pine timber over 40 years old — ready for a merchantable harvest.
- **Thinned Pine Plantation (40± acres):** Once-thinned stand with strong growth and good form, positioned for future income.
- **Younger Pine (40± acres):** Five-year-old pre-merchantable pine offering solid long-term investment value.

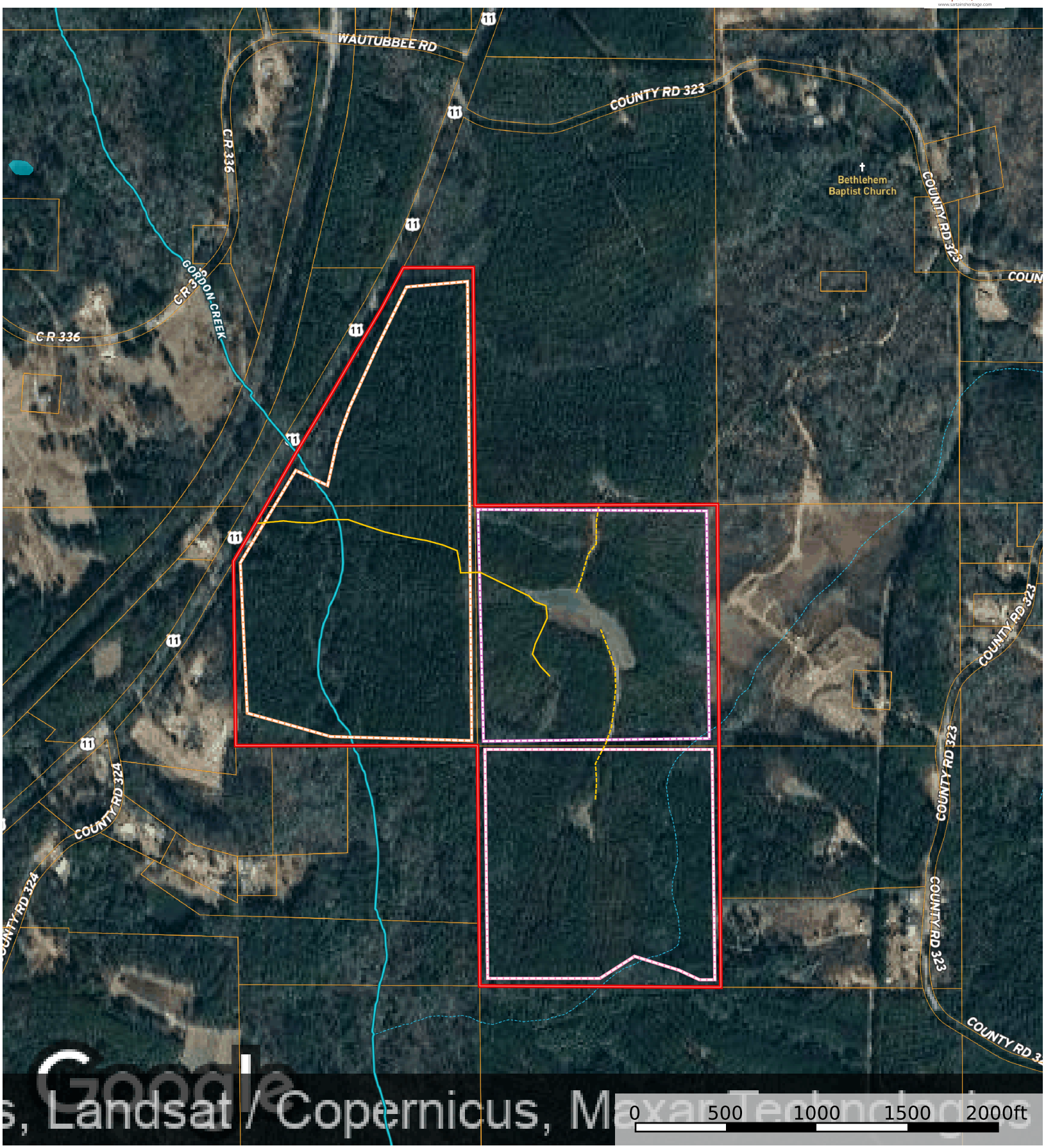
Map Link: Wautubbee Map

For Additional Information Contact:

Joe Mallard at 601.927.8222

Wautubbee_Enterprise

Clarke County, Mississippi, 145 AC +/-



Road / Trail | Primary Road | NPPL 5y | 20y Old | Sawtimber | Boundary | Stream, Intermittent | River/Creek | Water Body

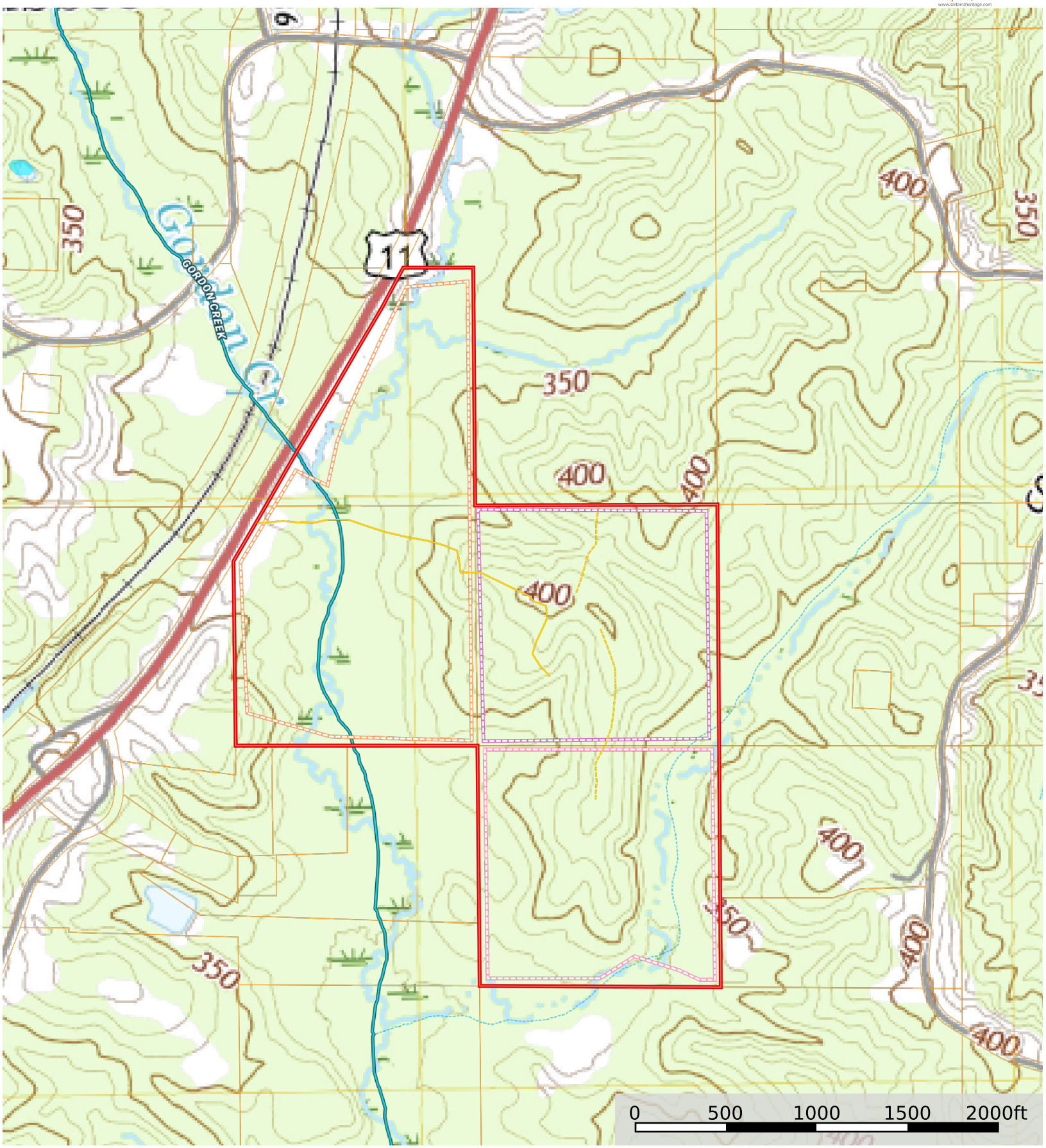
Parker Sartain

P: 6015062398 www.sartainsheritage.com 106 First Choice Drive

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Wautubbee_Enterprise

Clarke County, Mississippi, 145 AC +/-



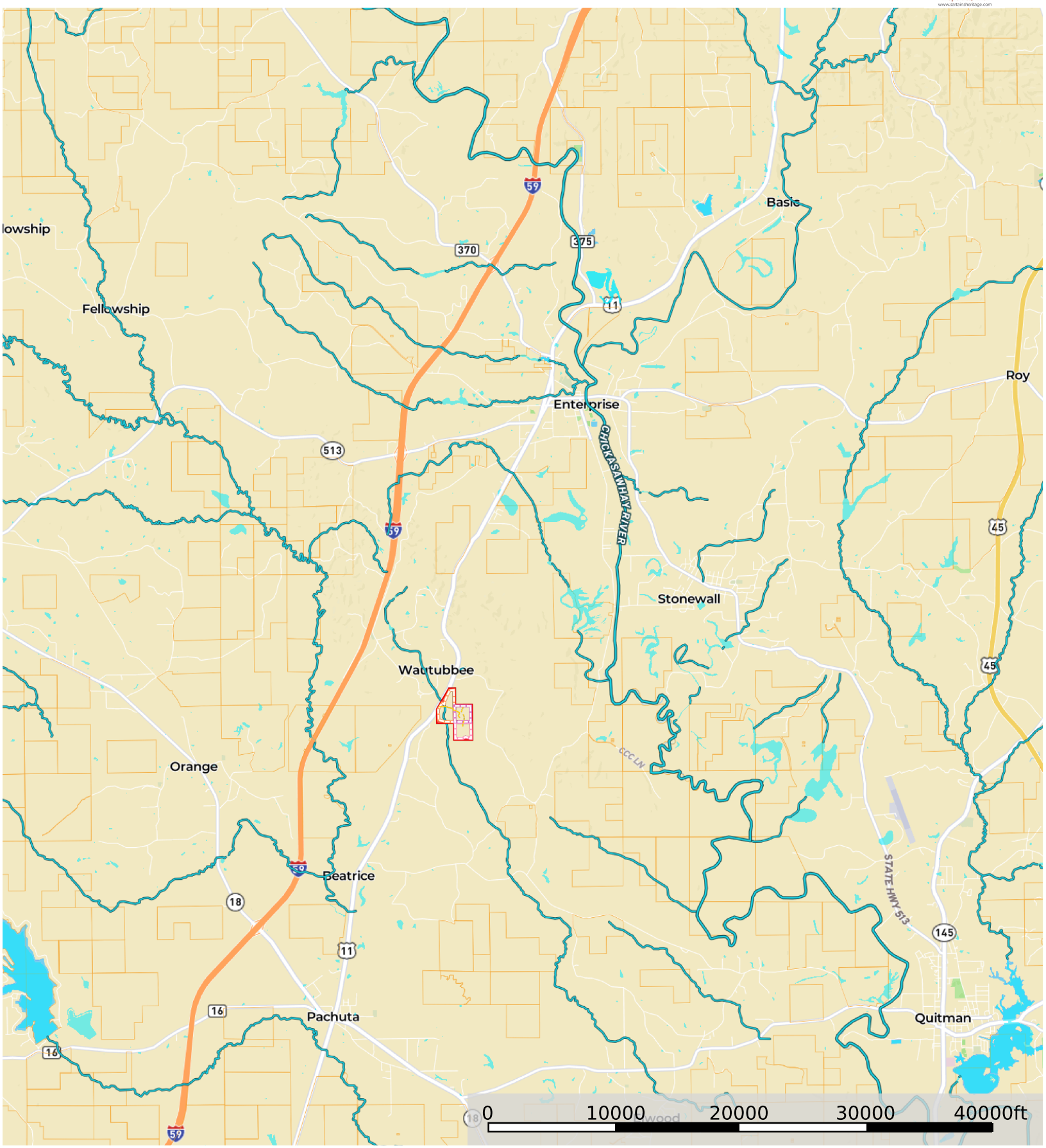
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Clarke County, Mississippi, 145 AC +/-



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