

Bo Burkes

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www.TomSmithLandandHomes.com

Outstanding Hunting and Timber Investment Tract 120 +/- Acres in Calhoun County, MS!

- Approx. 8 Year Old Plantation Pine
- Creek Running Through Property
- Loaded with Deer and Turkey
- Very Private and Secluded
- Excellent Recreational Tract
- Near Banner, MS
- Road Frontage on CR 283

\$2,200 / Acre



This 120+/- tract, located in Calhoun County, MS, is a perfect hunting and timber investment tract. This property is a great recreational tract, loaded with deer and turkey, along with a creek running through the very private and secluded property. The property has approximately 8 year old Plantation Pine, making it a great young timber investment! Road Frontage on CR 283! Call Bo Today!!

Directions: From Banner, MS, drive north on Hwy. 9 for 4.4 miles, turn right onto Co Rd 283/ Providence Rd and drive for 1.6 mi, turn right to stay on Co Rd 283/Providence Rd. for 1.9 mi, turn right for approx. .2 mi, property will be to your right.



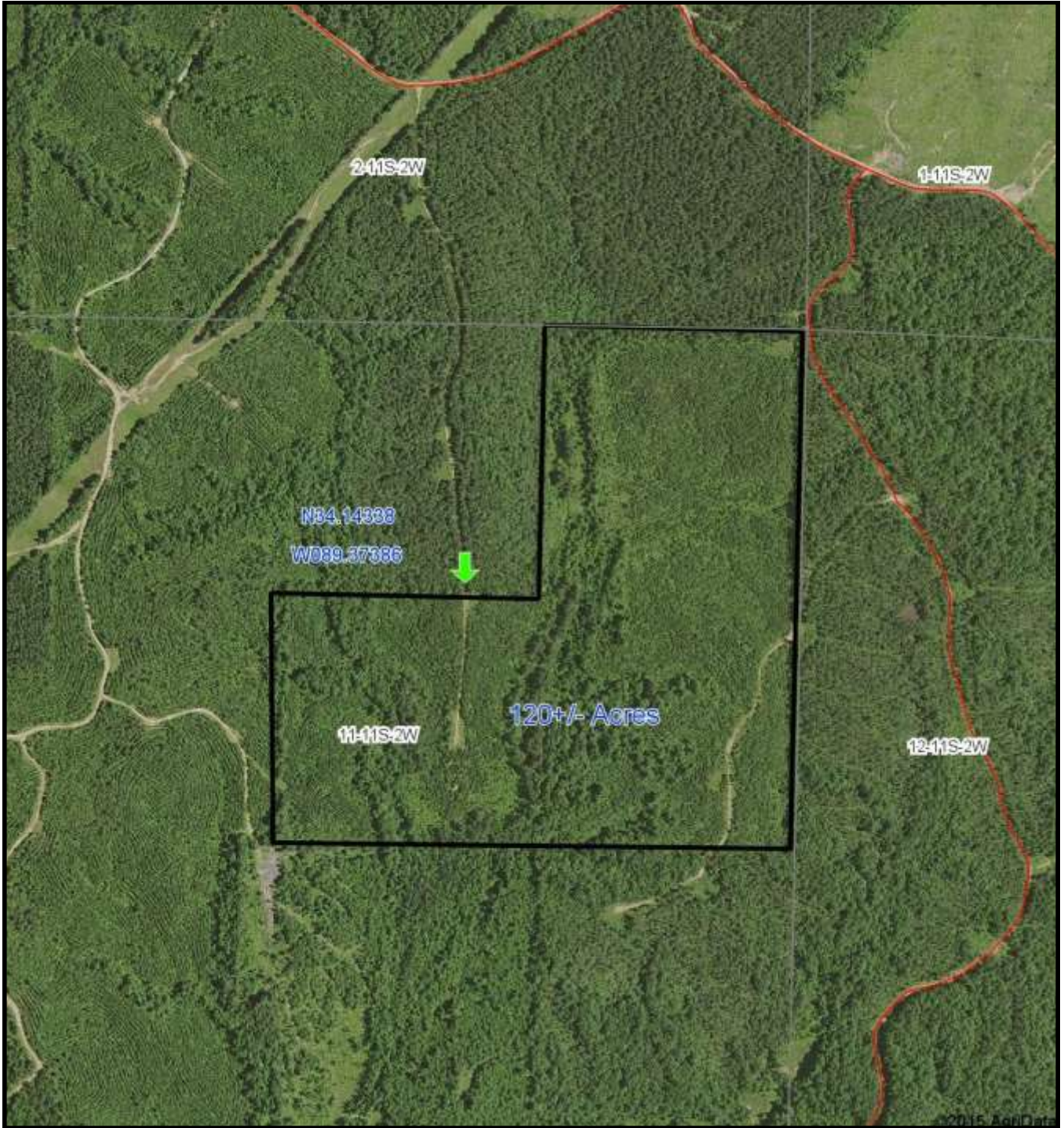
Bo Burkes, Managing Broker
Starkville Office
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112 S. Lafayette St., Starkville, MS 39759



Information is Believed to be Accurate but not Guaranteed



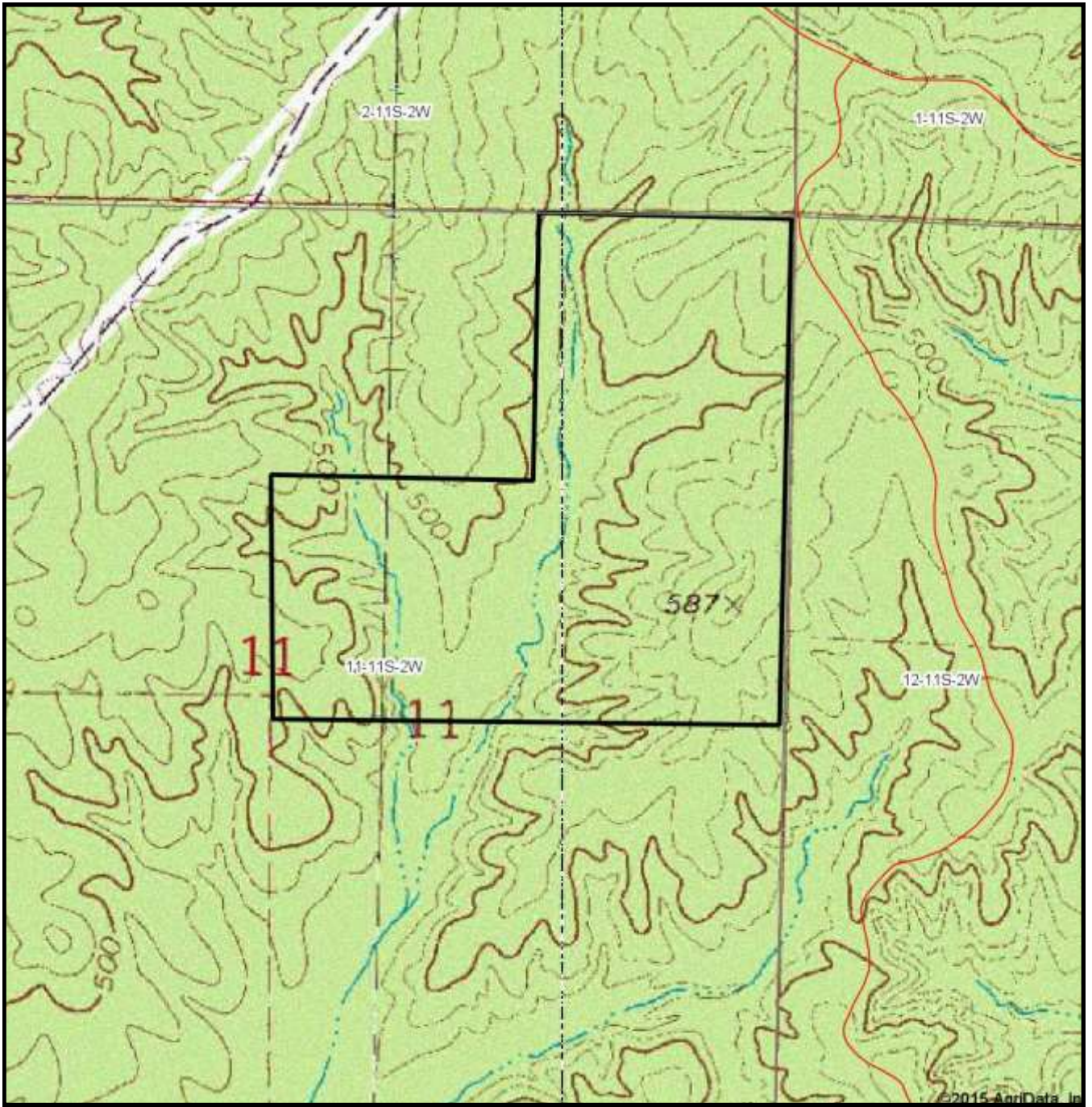
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Aerial Map



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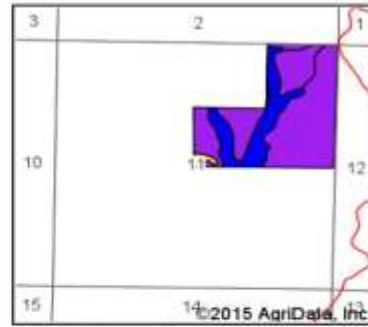
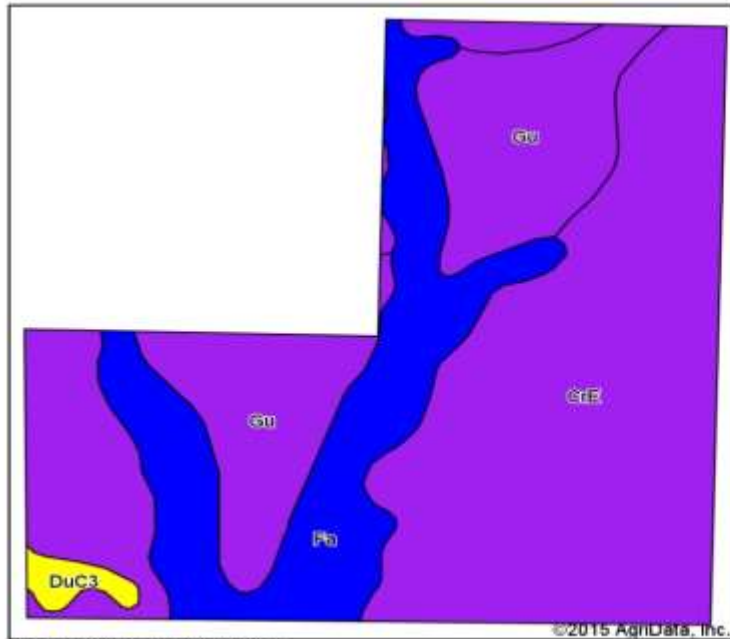


Topo Map



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Soil Map



State: **Mississippi**
 County: **Calhoun**
 Location: **11-11S-2W**
 Township: **District 3**
 Acres: **120**
 Date: **4/7/2015**



Soils data provided by USDA and NRCS.

Area Symbol: MS013, Soil Area Version: 11

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Common bermudagrass | Corn | Cotton lint | Improved bermudagrass | Pasture | Soybeans | Tall fescue | Wheat | | |
|-------------------------|---|-------|------------------|----------------------|---------------|---------------------|------------|-------------|-----------------------|---------|------------|-------------|----------|------------|------------|
| CrE | Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweetman, providence and smithdale) | 65.89 | 54.9% | | Vile | | 3.5 | | | | | | | | |
| Gu | Gulled land | 26.44 | 22.0% | | Vile | | | | | | | | | | |
| Fa | Falaya silt loam (oakimeter) | 26.09 | 21.7% | | IIV | | 9 | 95 | 750 | 11 | | 40 | 10 | 40 | |
| DuC3 | Dulac silt loam, 5 to 8 percent slopes, severely eroded | 1.58 | 1.3% | | Ive | | | 60 | 500 | | 6 | 20 | | | |
| Weighted Average | | | | | | | 3.9 | 21.4 | 169.6 | | 2.4 | 0.1 | 9 | 2.2 | 8.7 |

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Soil Map



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Directional Map

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