

Call Michael Oswald Today!!
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273.9 ± ACRE RECREATIONAL TIMBERLAND PROPERTY IN



\$2,150/Acre

- **Great Recreational Property**
- **Abundant Wildlife**
- **Timber Investment**
- **Thick Areas for Deer Bedding**
- **Frontage along Nason Road**
- **Rolling Hills**
- **Nice Interior Road System**
- **Utilities Nearby**

Have you been looking for a great recreational timberland property in Grenada County? Look no further. Watch your timber investment grow while you are hunting your very own land. This property features rolling hills of various aged pines (3 to 27 years old) with approximately 6 acres of non timbered land. This tract is loaded with deer and ready to hunt. There is a gate on the eastern access point. *DIRECTIONS: From the Intersection of Highway 35 and Sweethome Road, take Sweethome Road east approximately 4 miles, take Nason Road south approximately 2.5 miles, the property will be on both sides of the road.* This property won't last long!!! Call Michael Oswald today!!

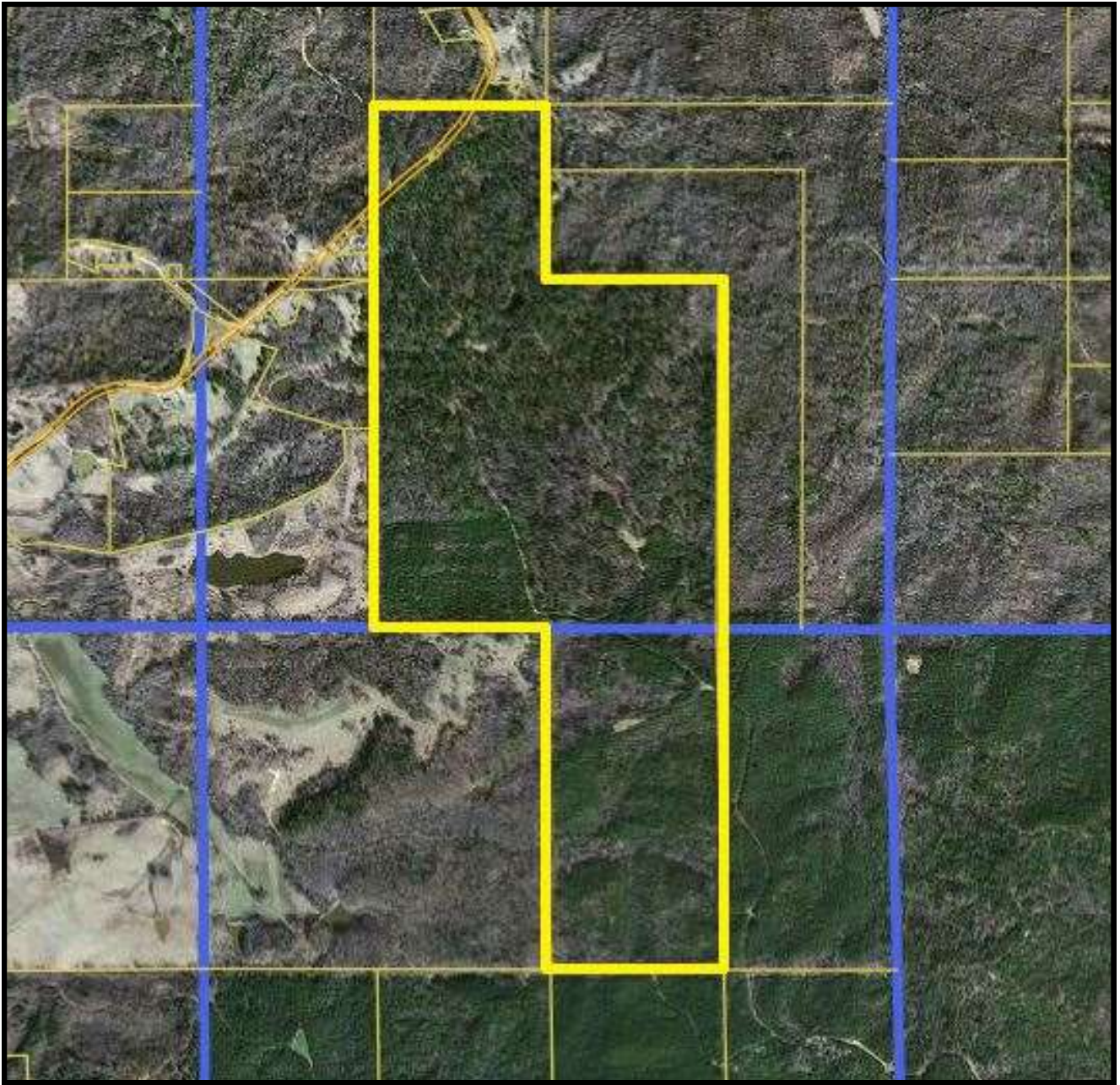


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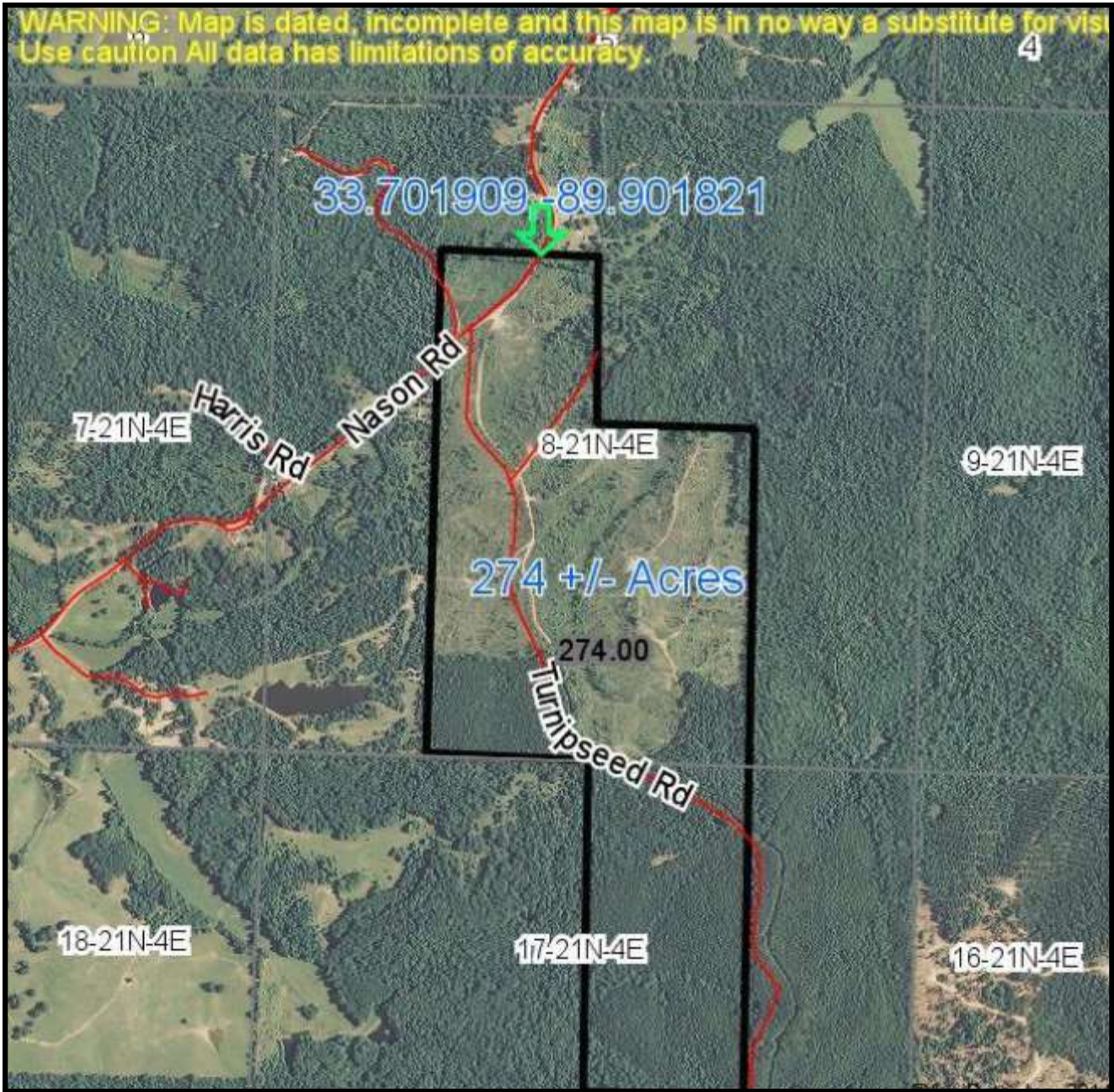


Tax Map



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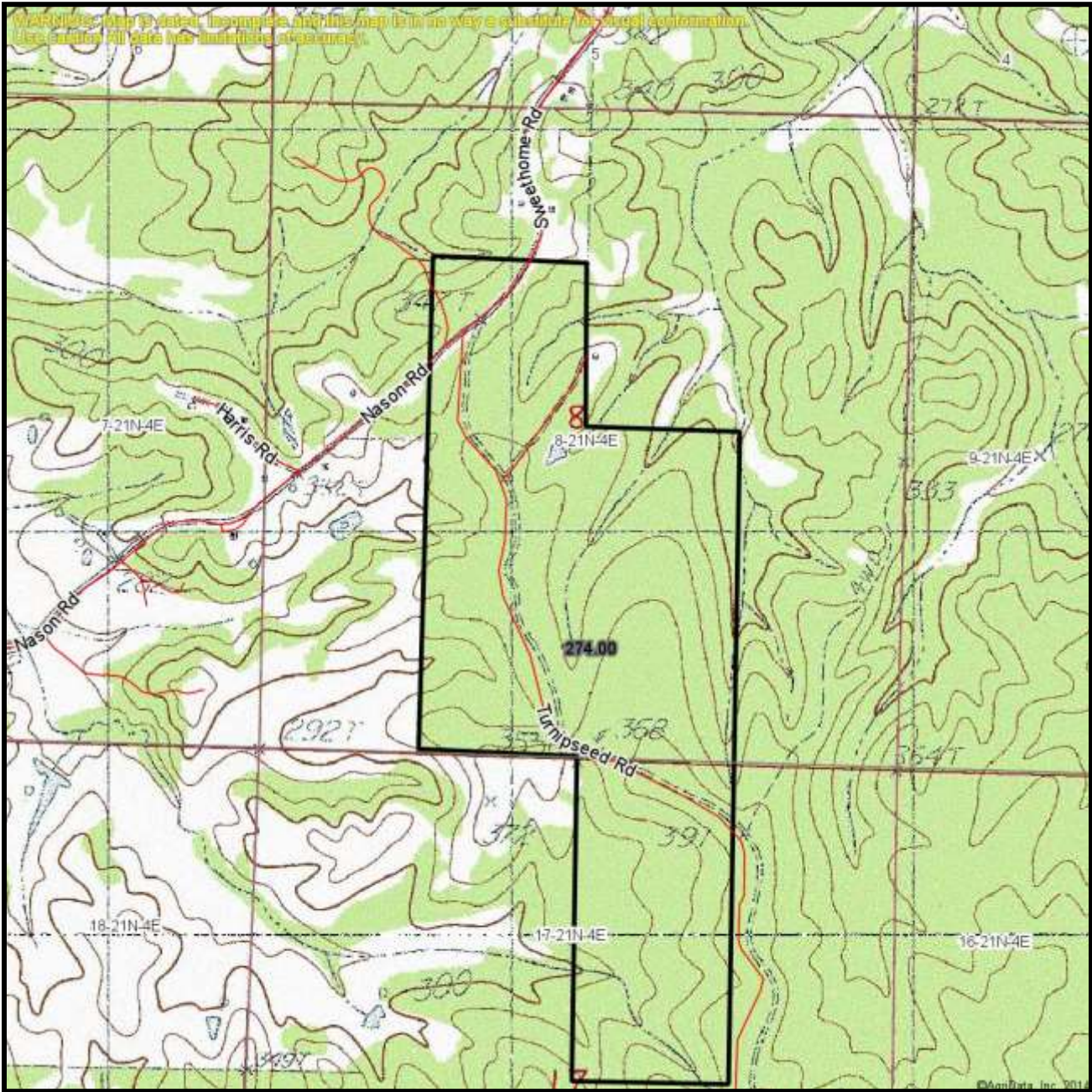
WARNING: Map is dated, incomplete and this map is in no way a substitute for visit
Use caution All data has limitations of accuracy.



Aerial Map



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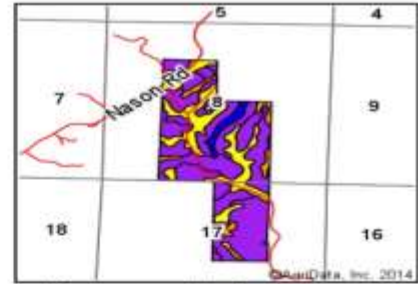
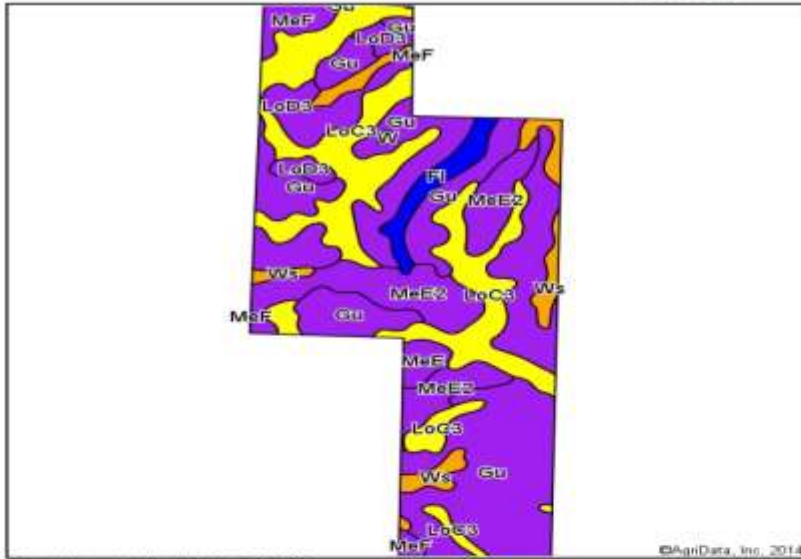


Topographical Map



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Soil Map



State: **Mississippi**
 County: **Grenada**
 Location: **8-21N-4E**
 Township: **District 1**
 Acres: **274**
 Date: **12/23/2014**



Soils data provided by USDA and NRCS.

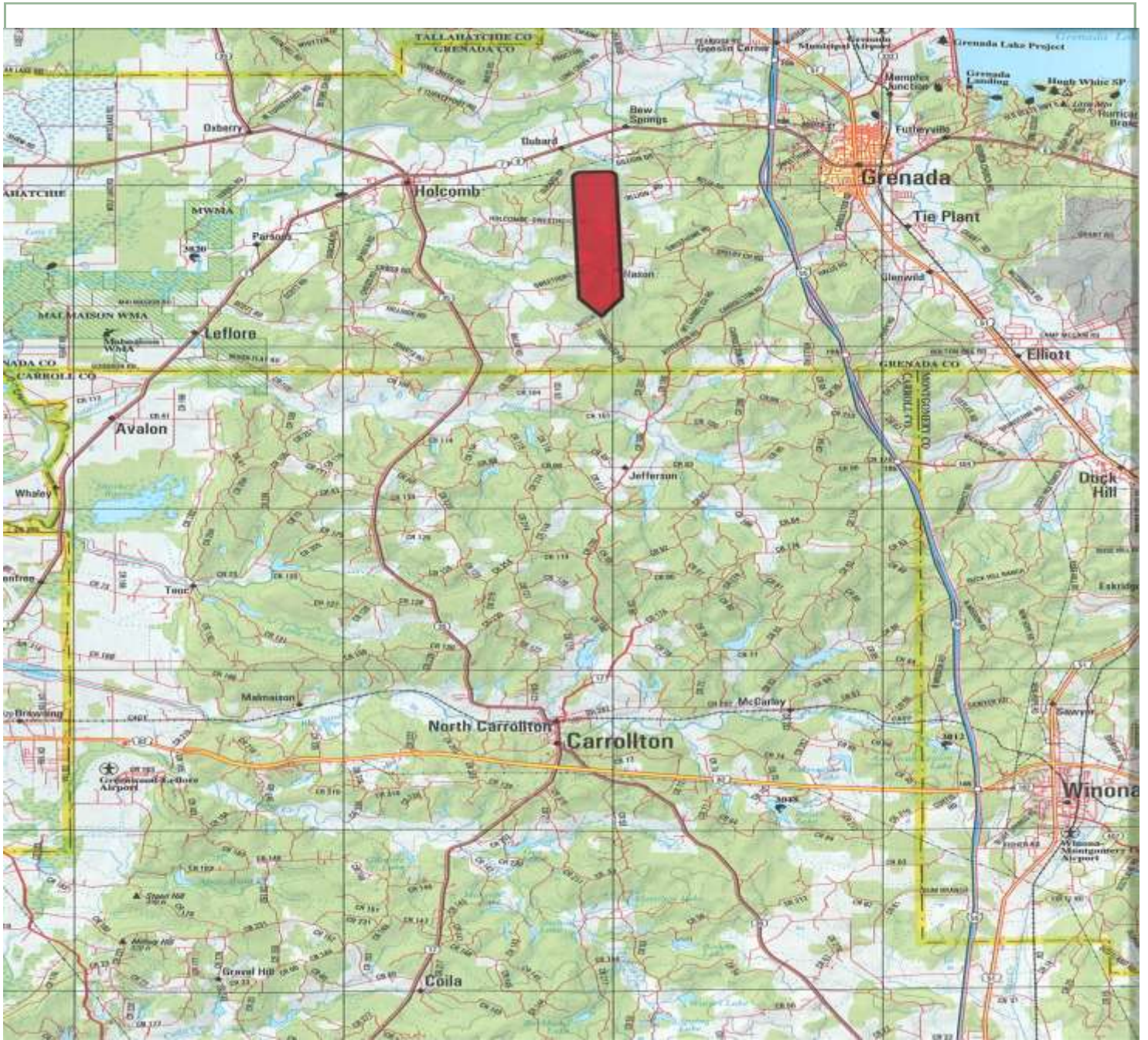
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Area Symbol: MS043, Soil Area Version: 11														
Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Pasture	Soybeans	Tall fescue	Wheat
Gu	Gullied land, silty	122.45	44.7%		Vlla									
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded	85.30	23.8%		Ive			85	700		7.5	35		45
MeE2	Memphis silt loam, 12 to 17 percent slopes, eroded	36.75	13.4%		Vle			5		6.5				
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	16.01	5.8%		Vle			75	600		7	25		40
Ws	Waverly silt loam	14.06	5.1%		Illw	8		70	550		8	30	9	30
FI	Falaya silt loam, local alluvium	7.99	2.9%		llw	7.5		7	100	750		40	9	35
MeF	Memphis silt loam, 17 to 40 percent slopes	7.02	2.6%		Vlla			5			6.5			
MeE	Memphis silt loam, 12 to 17 percent slopes	4.02	1.5%		Vle			5			6.5			

Soil Map



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Directional Map

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