

# PROPERTY FOR SALE



## CATAHOULA CREEK WEST TRACT

**HANCOCK COUNTY, MS • ±1,527.7 ACRES • \$2,826,245 (\$1,850/ACRE)**

Do not miss out on this beautiful recreation and timber investment tract located in the John C. Stennis Buffer Zone. Located in Hancock County, Mississippi, this property has paved road frontage along the north and south side of Texas Flat Road and over three miles of frontage and several large sandbars along Catahoula Creek. Numerous established food plots throughout the property improve wildlife viewing and hunting opportunities. Prescriptive access via verbal agreement with surrounding privately owned timberland owners allows access to internal roads.

### LOCATION

Located 30 minutes from Slidell, Louisiana and minutes away from Picayune and Kiln.

### SITE DATA

- ±524 Ac Pine Plantation <25 Yrs Old
- ±480 Ac Slash Pine Plantation >40 Yrs Old
- ±412 Ac Mature Natural Pine

### OPPORTUNITY

- Hunting & Recreational Opportunities
- Timber Investment

Information in this property is believed reliable but is not warranted or guaranteed.



**RANDY SHAW**

Broker

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