

# The Tate County One Thousand – 1025 +/- AC

1242 Rock Hill Rd, Como, MS 38619



## Yellowstone Beards & Bucks ~ The Tate County One Thousand

### Location:

- 1242 Rockhill Road, Como, MS 38619 - Tate County
- 18 miles northeast of Como and 4 +/- miles north of Harmontown
- 45 minutes south of Memphis
- 15 minutes from Sardis Lake

### Coordinates:

- 34.582170, -89.683542

### Property Information:

- 1025 +/- contiguous acres
- excellent deer and turkey hunting
- trophy fishing
- 20+ miles of wide, solid interior roads with all parts of the property accessible
- 5 gates - 4 on Rock Hill Road and 1 on Wyatte Tyro Road
- over a mile of road frontage on Rock Hill Road, which dead-ends less than a mile past the last gate
- multiple food plots and box stands scattered throughout the property
- one ten-acre lake, a second smaller lake, and several small ponds
- over \$600,000 value in current timber thinning
- well over \$1M value in a 3-5 year clear cut
- new mobile 3BR 2BA mobile home on the property with fiber optic internet & private well

### Tax Information:

- 2022 - \$4,635 total - 5 parcels
- Parcel: 131110000100
- Parcel: 131120000300
- Parcel: 131120000200
- Parcel: 136140000100
- Parcel: 136130000100

Landhawk Realty ~ Mississippi ~ [www.LandHawk.net](http://www.LandHawk.net)

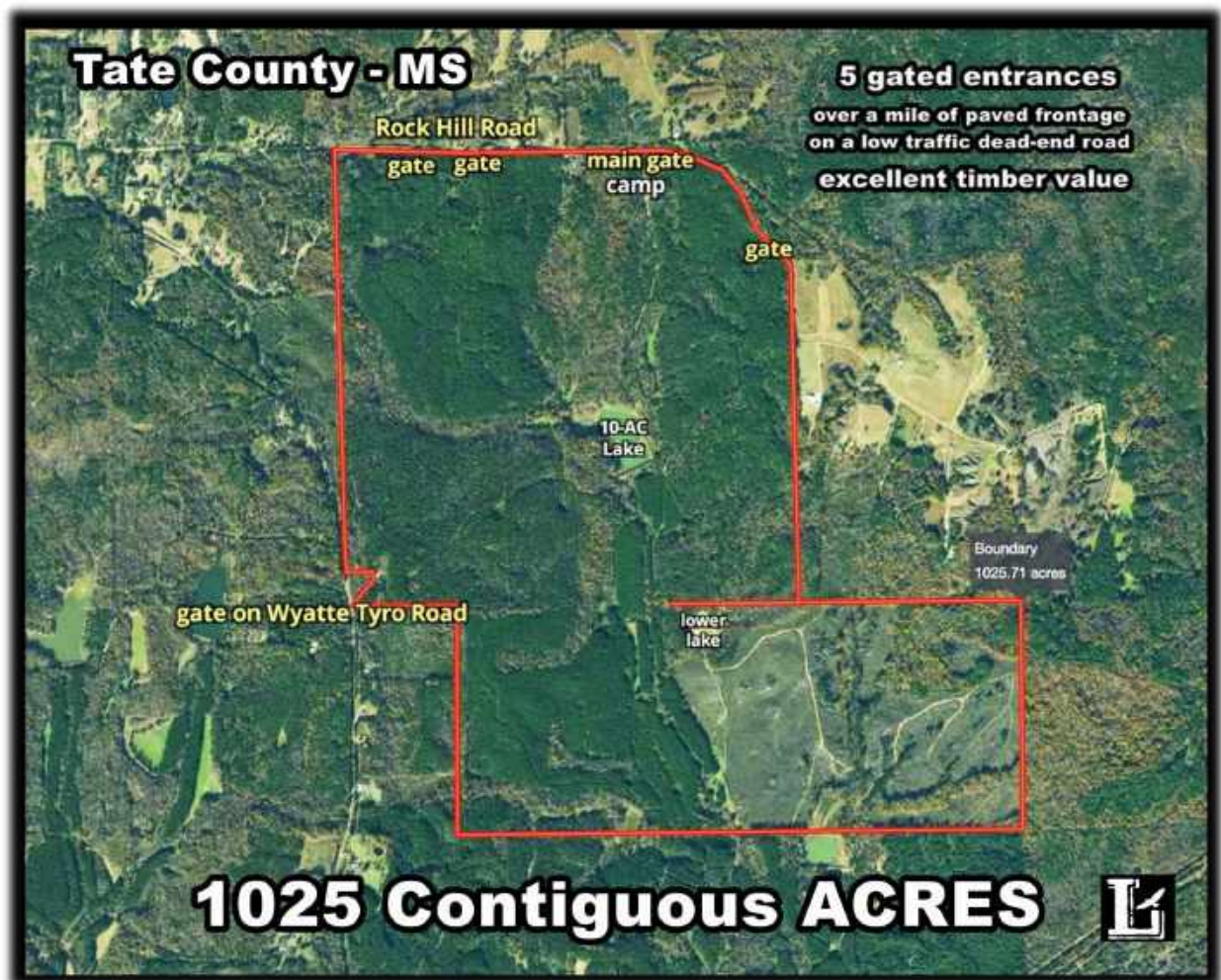
Molly Hawkins – Broker/Owner – 662-609-8455 – [molly@landhawk.net](mailto:molly@landhawk.net)

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**Welcome to Yellowstone Beards & Bucks - The Tate County One Thousand Hunt. Fish. Timber.** If you like a TKO hunting place, this 5-parcel tract is it. This incredible property has 1025 +/- contiguous acres east of Como with two lakes, hills and hollows, and gorgeous hardwoods and pine. The place is loaded with trophy deer and great fishing, and it's absolutely covered in turkeys.

There are so many turkeys that you're bound to spot some any time you visit -- we've seen them every single time. The established wide road system makes it easy to access the entire property, even without the use of a side-by-side. The timber has just been appraised, and a brand-new double-wide mobile home is in place with a covered porch and all utilities connected, including fiber optic internet, so your camp is ready to go. There are five gates with over a mile of paved road frontage, and Rock Hill Road dead ends not far past the property, making it especially secluded and quiet. Numerous box stands and manicured food plots are scattered throughout the property, making it a truly turn-key ready operation waiting on your next hunt. There's also an old tenant house with utilities in place, a shed behind it, & a completely separate drive on Rock Hill Road, making a great setup for a future second camp.

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**Tate County** **1025 ACRES**



**Yellowstone Beards & Bucks – The Tate County One Thousand**

1025 Contiguous Acres  
East of Como  
Great Timber Value  
Incredible Hunting  
Turn-Key-Ready



**TEN ACRE LAKE**



not just deer & turkeys,  
but loaded with  
trophy fish, too



**Bucks Killed on the Property in Previous Years**



**Recent Trail Cam Pictures from the Property**



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**Utilities:** Tallahatchie Valley (TVEPA) is the electricity provider, and fiber optic internet is already connected & provided through TVI-Fiber. The camp is on a private water well and a new septic system. Garbage pickup is provided by Tate County Solid Waste.



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# Timber

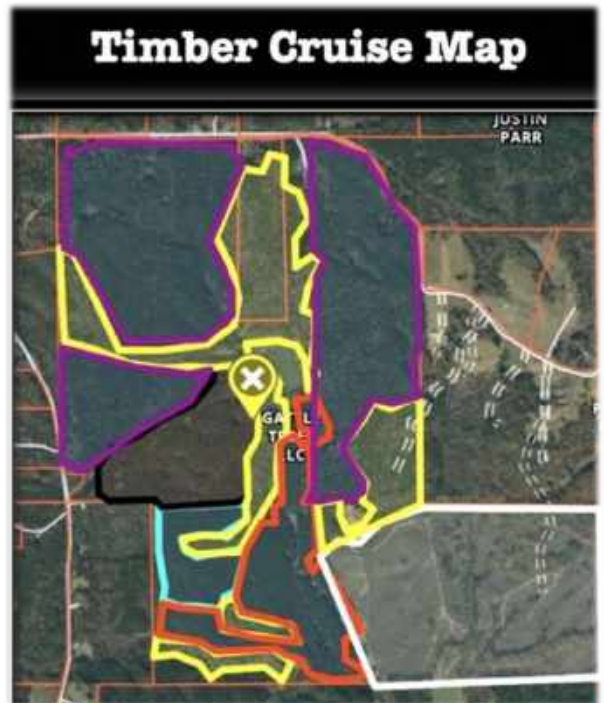


**Thinning Value: \$640,000+**  
**3-5 Year Clear Cut: \$1.15M +**

**1025 AC - Tate County Yellowstone Tract**  
 Timber Appraisal by Joey Bennett, [qualified logger with MSU Extension Service](#)

Parcel #	AC	Line Color	Notes	Thinning Value	3-5 YR Clear Cut
1	183	yellow	mature timber	\$333,975	\$440,900
2	90	red	1 <sup>st</sup> thinning – 19-20 years old	\$22,870	\$56,250
3	67	black	2 <sup>nd</sup> thinning	\$126,630	\$209,375
4	323	purple	1 <sup>st</sup> thinning - natural and planted – 18-25 years old	\$151,440	\$427,600
5	34	blue	1 <sup>st</sup> thinning – unmeasurable – 15 years old	\$6,000	\$18,600
6	210	white	replanted – 6-8 years old	excellent stocking, healthy, future looks good	
				<b>Total Timber Thinning Value:</b> \$640,915	<b>Total Timber 3-5 YR Clear Cut Value:</b> \$1,152,725

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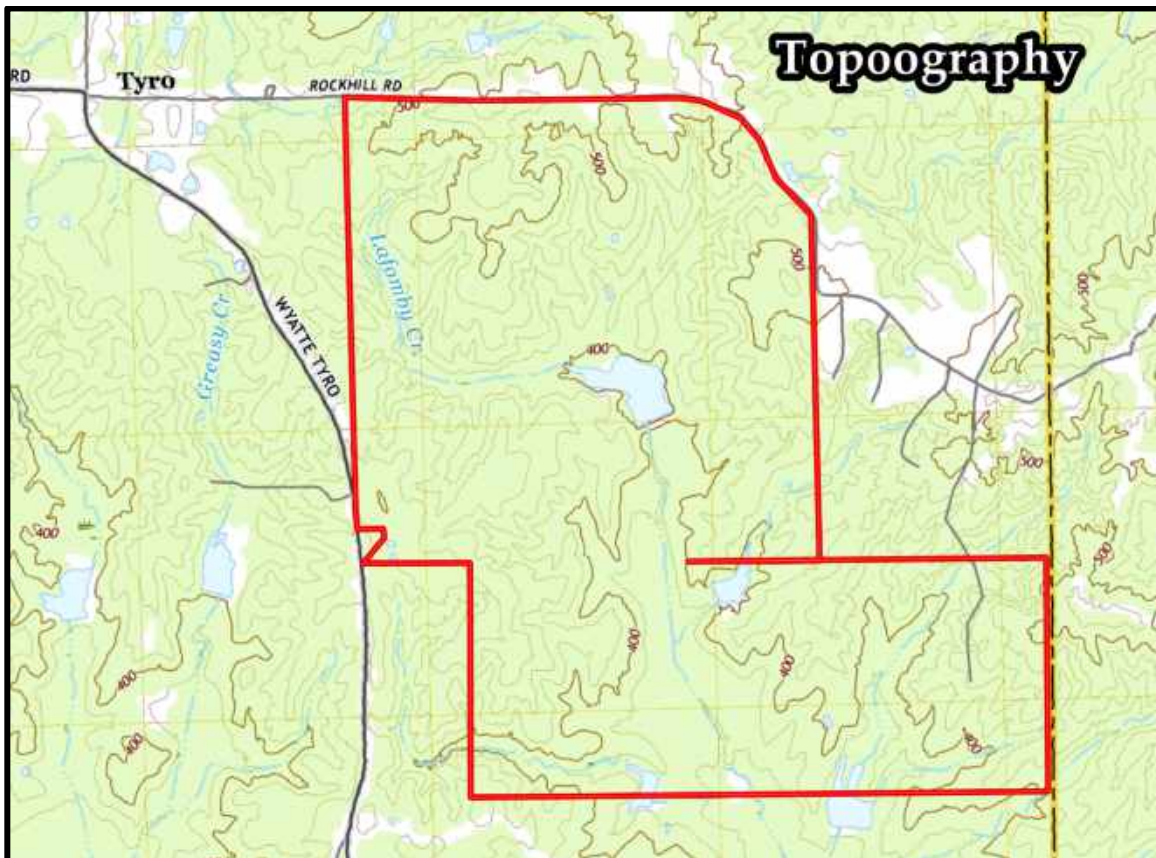


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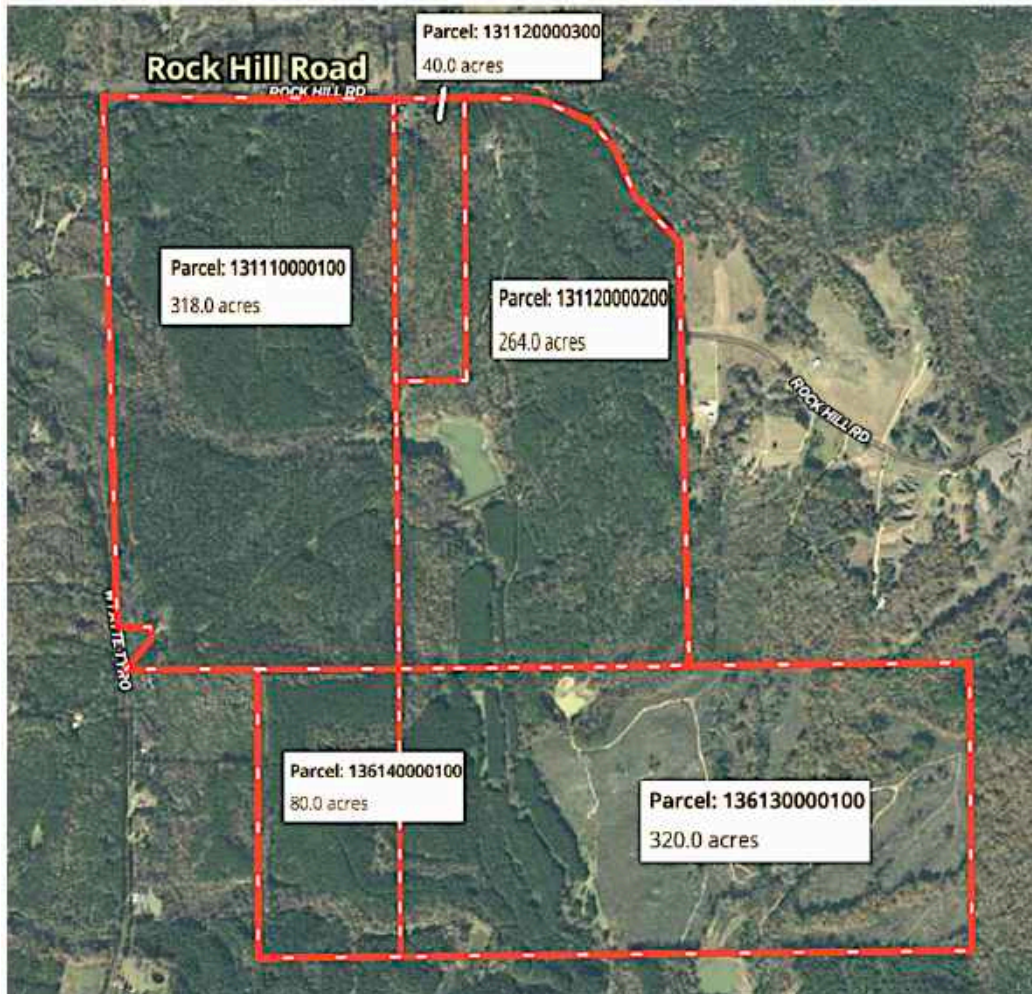


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## Tate County – 5 Parcels & Legal Descriptions

Parcel	AC	Legal Description
131110000100	318	DIST: 4000 SEC/TWN/RNG/MER:SEC 11 TWN 06 RNG 05 E1/2 LESS 2 AC SW COR
131120000300	40	DIST: 4000 SEC/TWN/RNG/MER:SEC 12 TWN 06 RNG 05 W1/2 NW1/4
131120000200	264	DIST: 4000 SEC/TWN/RNG/MER:SEC 12 TWN 06 RNG 05 SW1/4 & E3/4 NW1/4
136140000100	80	DIST: 4000 SEC/TWN/RNG/MER:SEC 14 TWN 06 RNG 05 PT E 1/2 NE 1/4
136130000100	320	DIST: 4000 SEC/TWN/RNG/MER:SEC 13 TWN 06 RNG 05 N1/2



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