



**Trace Chico Creek** is 89 +/- acres fronting the Natchez Trace Parkway in **Chickasaw County**, Section 22, Township 14 South, Range 3 East. The timber consists of 40 acres of thinned 18 year pine plantation with the balance being 40 to 60 year hardwoods. Chico Creek traverses the northern portion of the property creating the possibility to construct water a impound for waterfowl. The southern end of the tract slopes to the northeast into the creek bottom with elevations from 310 to 270 feet. Access to the property is off County Road 93 with utilities along the roadway. Only four miles south of Tombigbee National Forest makes this a great location with merchantable timber and good wildlife habitat for a hunting property. **\$2349.94/ac. / \$210,720.00**      **Contact: J Parker Sartain 601.506.2398**

**"Guiding Your Land Decisions for Over 60 Years"**

**FARM | TIMBER | HUNTING**

**Sartain's Heritage Properties, LLC**

**601-856-2720 • www.SartainsHeritage.com**

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