



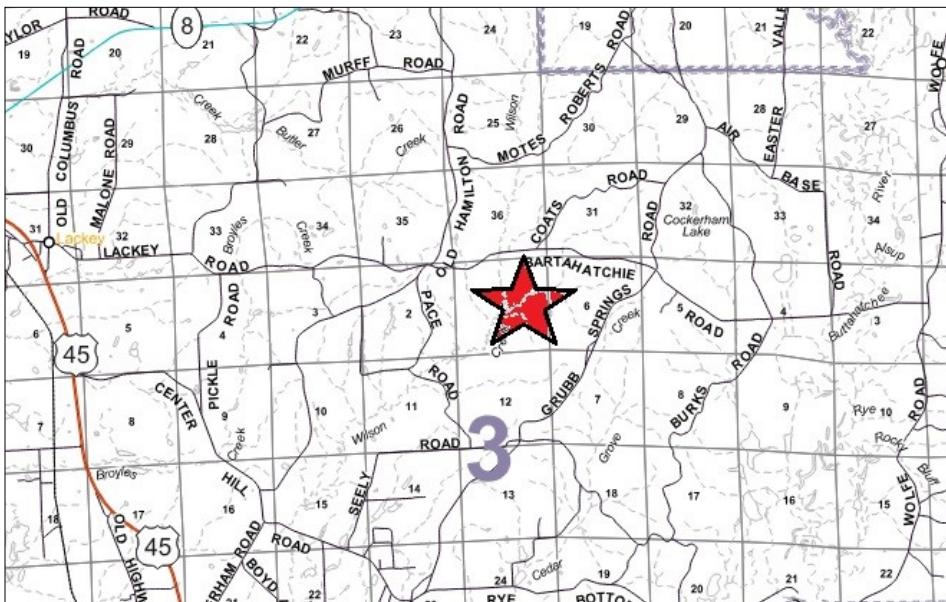
Wilson Creek South Tract
Monroe County, MS
+/- 760.2 Acres
Timberland / Hunting / Recreational / Home Site
\$2,204,515

P. O. Box 600
Gordo, AL 35466
205-364-7145
Dale Lancaster, Broker

Sections 1, 11, 12, Township 15 South, Range 18 West
Section 36, Township 14 South, Range 18 West
Section 31, Township 14 South, Range 17 West
Section 6, Township 15 South, Range 17 West

33.7921 -88.378

For more info: www.midsouthforeryservices.com



Located in Monroe County, MS, this $760.2 \pm$ acre tract is a rare opportunity for timber investors and outdoor enthusiasts alike. With paved frontage on Bartahatchie Road, the property features $446.8 \pm$ acres of pine plantations established in 2023 and 2024, along with $296.5 \pm$ acres of mature hardwoods—offering immediate and long-term timber income potential. Wilson Creek runs north to south through the property, feeding into a large slough in the southwestern corner—perfect for a duck hunting hole. The land also offers excellent deer, turkey, and small game hunting. Conveniently located just 6.5 miles from Hamilton, 10 miles from Aberdeen, and 13 miles from Caledonia, this tract combines strong investment value with prime recreational appeal. A true multi-use property in a desirable location.



All information furnished is assumed to be accurate and correct. However, neither the property owner nor Midsouth Forestry Services warrant the accuracy of information furnished. Prospective buyers should satisfy themselves as to the accuracy of this information. No representation or warranties are expressed or implied as to the property, its condition, boundaries, access, acres, zoning, condition of title or fair market value.

Revised 1/7/26