

The Butler 22
1320 Shuqualak Rd
Shuqualak, MS 39361

\$73,600
22± Acres
Noxubee County



The Butler 22
Shuqualak, MS / Noxubee County

SUMMARY

Address

1320 Shuqualak Rd

City, State Zip

Shuqualak, MS 39361

County

Noxubee County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

32.987211 / -88.744688

Acreage

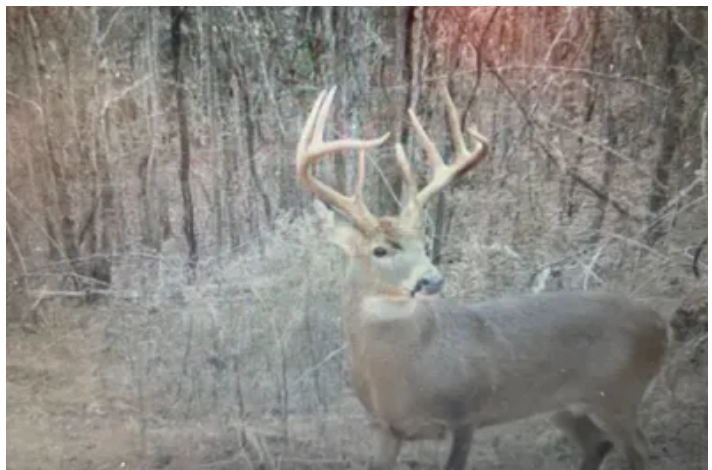
22

Price

\$73,600

Property Website

<https://www.mossyoakproperties.com/property/the-butler-22-noxubee-mississippi/118325/>



PROPERTY DESCRIPTION

Escape to a pristine parcel of Mississippi wilderness with The Butler 22, a remarkable 22-acre tract of 15 +/- year old pine trees offering a unique blend of hunting land, recreational opportunities, and timberland potential. Situated in the tranquil embrace of Noxubee County, this undeveloped property presents a blank canvas for your outdoor aspirations, whether you envision a private hunting retreat, a peaceful recreational haven, or a strategic timber investment. Discover the freedom to shape your ideal rural escape in a location renowned for its natural beauty and abundant resources.

Location

Nestled in the Butler community approximately 11.6 miles west of Shuqualak, Mississippi, The Butler 22 offers the perfect balance of serene rural living and convenient access. Located in Noxubee County, this property benefits from the area's rich agricultural heritage and reputation for excellent hunting. The address, 1320 Shuqualak Rd, places it within easy reach of local amenities while maintaining a secluded feel, ensuring privacy and tranquility for its future owner.

Land and terrain

This expansive 22-acre property boasts a diverse and dynamic landscape, offering varied terrain that contributes to its appeal for both recreation and timberland pursuits. The natural contours and features of the land provide an ideal environment for wildlife and offer numerous possibilities for exploration and development. Buyers will appreciate the opportunity to shape this untouched acreage to their specific vision.

Improvements and infrastructure

The Butler 22 provides a pristine foundation, allowing for complete creative freedom in developing any desired improvements. The absence of existing structures means a future owner can design and build exactly to their specifications, whether that includes a hunting cabin, a recreational lodge, or simply maintaining the natural state for undisturbed enjoyment. This property is a true blank slate for your dreams.

Water and utilities

The property offers excellent potential for future water and utility installations, allowing a new owner to tailor these essential services to their specific needs. With no existing infrastructure, there is complete flexibility to implement preferred solutions, whether that involves a private well and septic system or exploring other available options to create a comfortable and self-sufficient retreat. Currently community water is available from the Shuqualak-Butler water ASSN.

Wildlife and vegetation

The natural environment of The Butler 22 is rich with potential for diverse wildlife and lush vegetation. The varied landscape provides an ideal habitat for numerous species, offering excellent opportunities for hunting and nature observation. The existing vegetation contributes to the property's ecological value and natural beauty, providing cover and food sources for local fauna and a serene backdrop for all outdoor activities.

Current and potential use

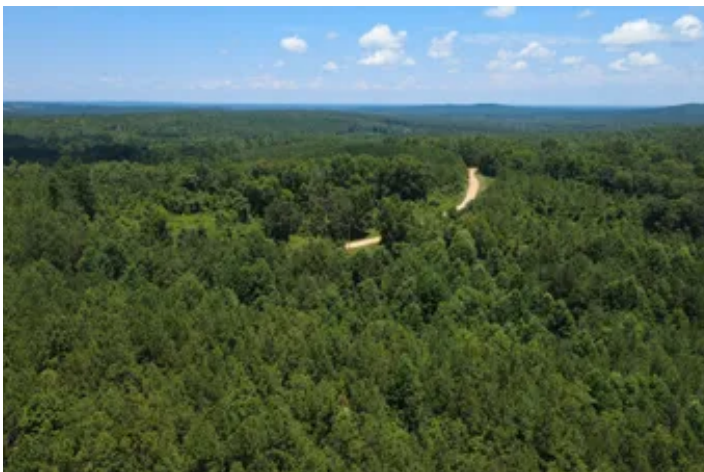
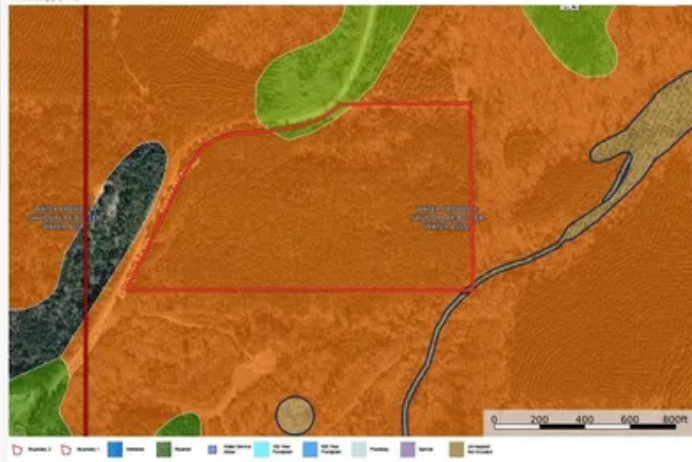
Currently presented as undeveloped land, The Butler 22 is perfectly suited for a multitude of uses, including hunting, general recreation, and timberland management. Its potential extends to creating a private sanctuary for outdoor enthusiasts, a strategic investment in timber, or a combination of both. The freedom to define its future use makes this property exceptionally versatile and appealing.

Access and easements

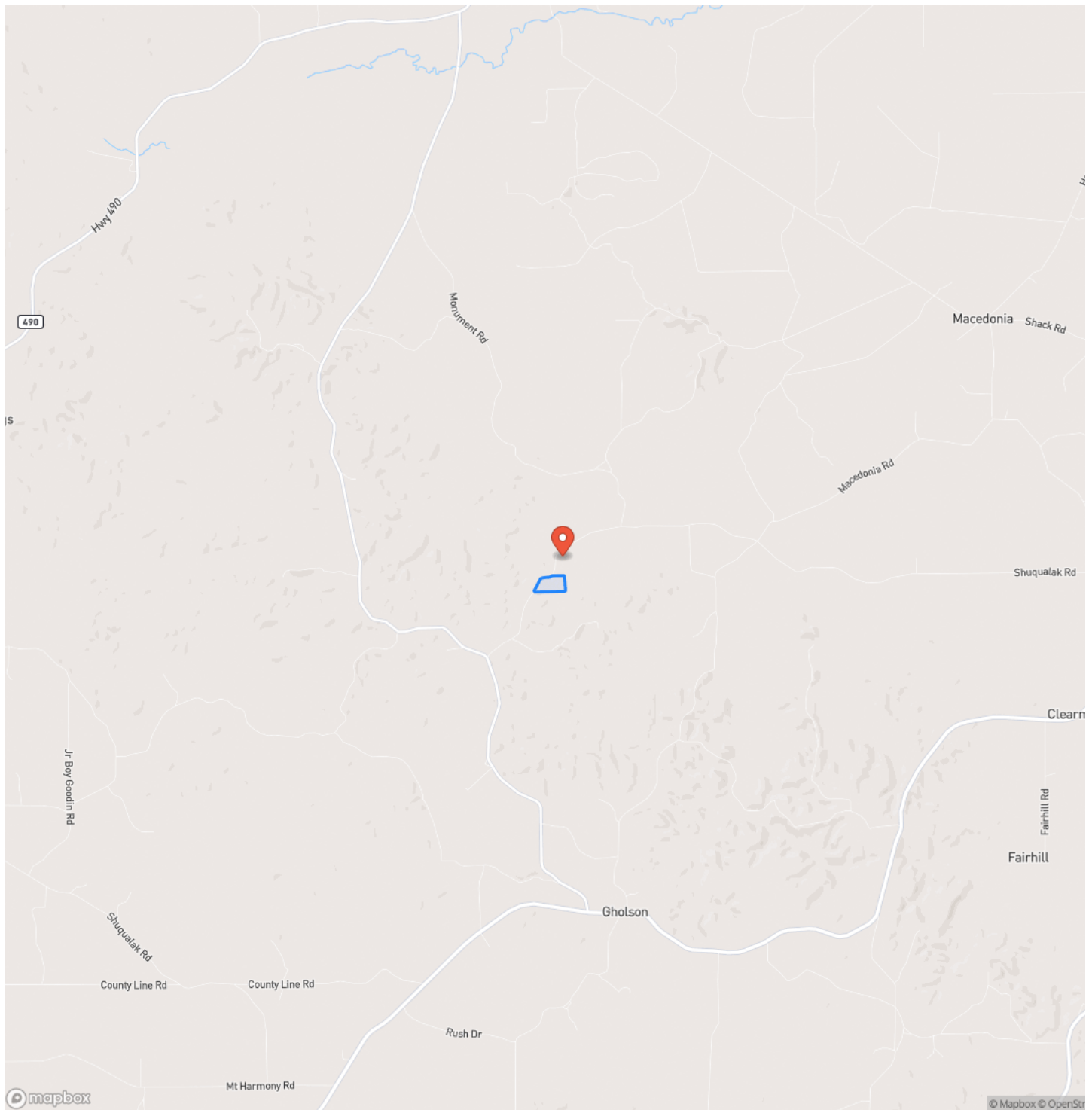
Access to The Butler 22 is straightforward, ensuring ease of entry for owners and guests. The property's location on Shuqualak Rd provides practical road frontage, simplifying any future development or recreational plans. All access points and any potential easements are designed to be clear and accommodating, ensuring a hassle-free experience for the discerning buyer.

Contact us today to learn more or to schedule a visit.

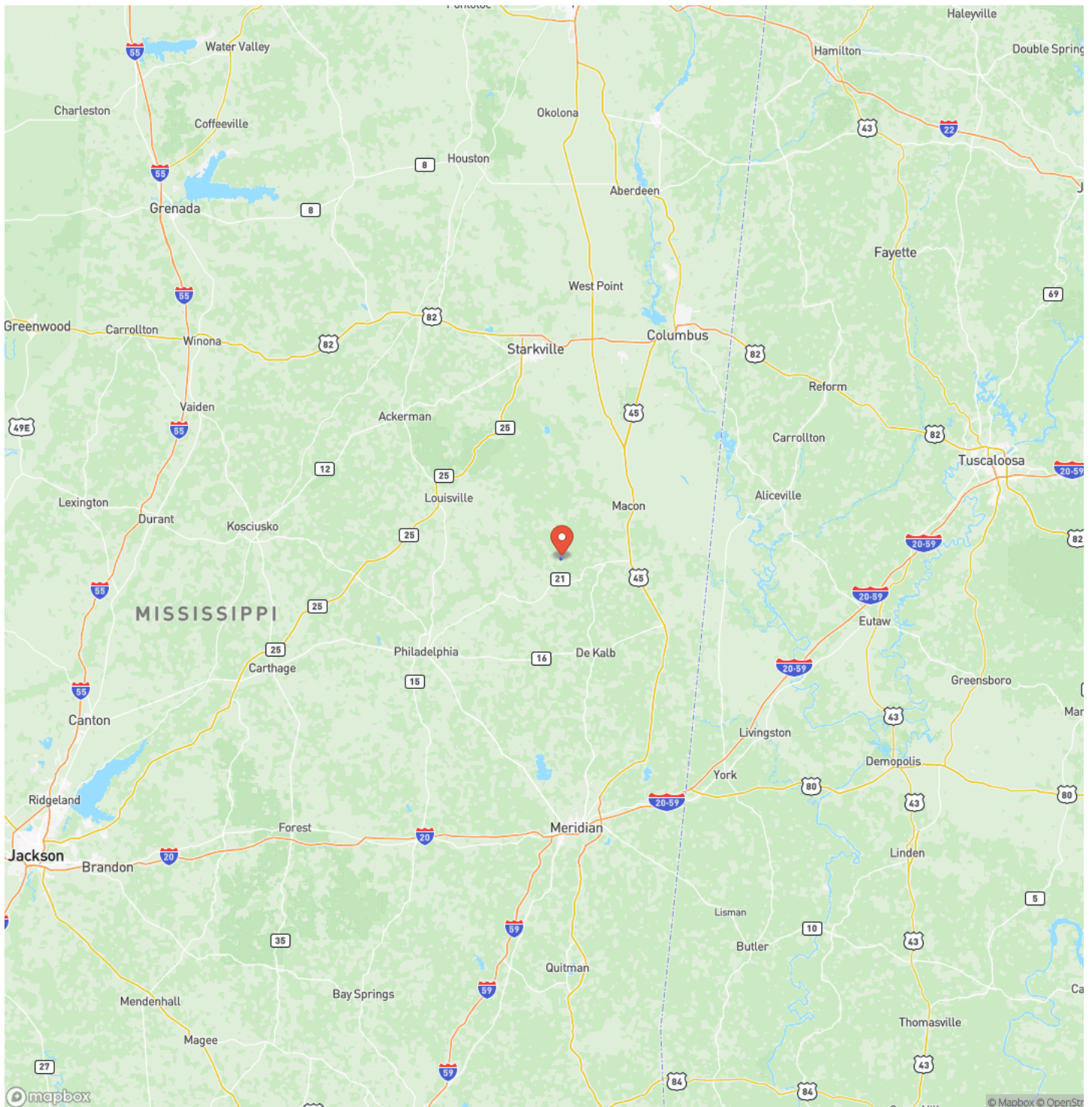
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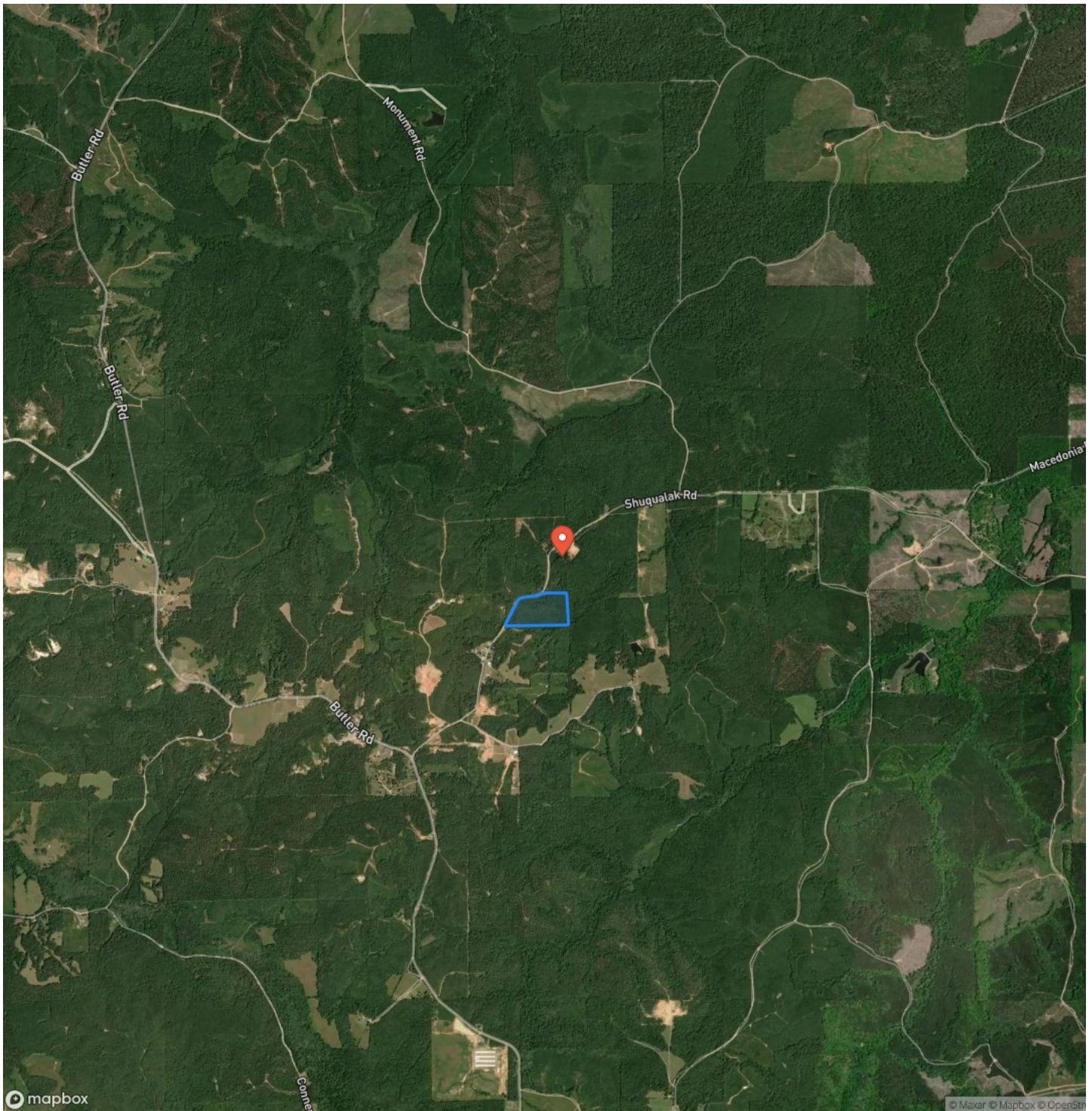
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

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Mossy Oak Properties Bottomland Real Estate

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