



## Nichols Creek Tract

Monroe County, MS

+/- 164.7 Acres

Timberland / Hunting / Recreational

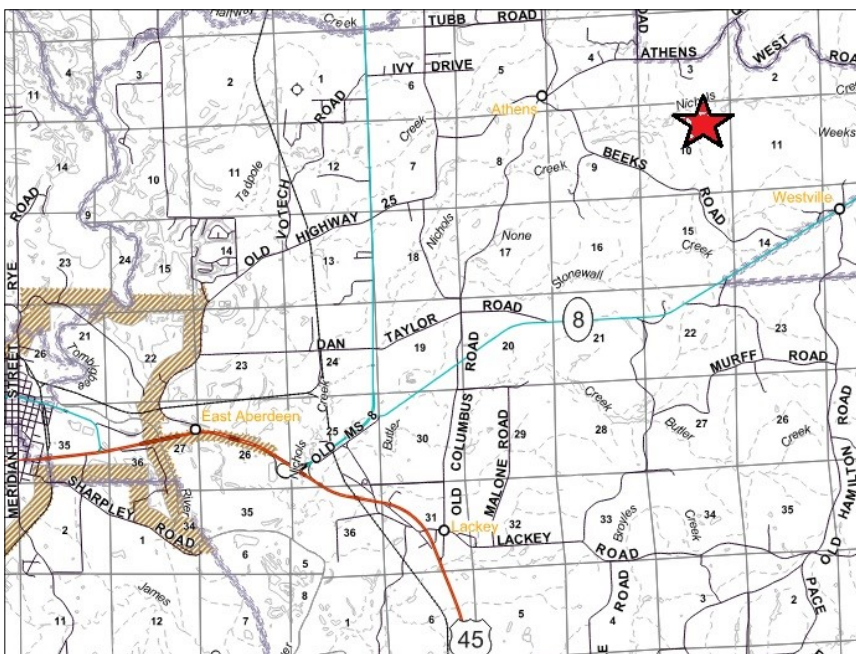
\$345,870.00

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

Section 10, Township 14 South, Range 18 West

33.8679 -88.4111

For more info: [www.midsouthforestryservices.com](http://www.midsouthforestryservices.com)



This 164.7 ± acre timberland tract in Monroe County, MS, offers an outstanding opportunity for investors and outdoor enthusiasts alike. Located in the Athens Community off Beeks Road, it features a 73 ± acre pine plantation established in 2023, with the remainder of the acreage being +/- 91 acres in mature hardwoods along Nichols Creek and its streamside management zones. Conveniently situated just 13 miles from both Amory and Aberdeen, this property offers the peace and privacy of rural Mississippi. The diverse habitat supports an abundance of wildlife, including deer, turkey, and small game, making it a premier spot for hunting. Whether you're looking for a smart timber investment or a recreational retreat, this property delivers long-term value and natural beauty.



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.