

"Sartinville Lots"

Section 9, T4N, R11E
Walthall County, MS



Mark Dale Broker/Forester

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POB 1452
1710 W. Broad St.
Monticello, MS 39654



For Sale
2.2 - 3.3 Acre Lots
\$19,295-\$26,800

Located just east of the Sartinville community in Walthall County these unrestricted lots are perfect for starter homes. These parcels offer access to power, community water, and have ample access to Sartinville road. They are also located in the coveted Salem School district. Give us a call to see these properties today.

Quick Facts

Sales Price: \$19,295-\$26,800

Tract Acreage: 2.2-3.3

Tract Location-

Legal: PT S2 S2 NE4, S9, T4N, R11E, Walthall County, MS

Address: 101-191 Sartinville Rd

Lat: 31.32923

Long: -90.09822

Paved Road Frontage: 209-884'

Utilities-

Water: Magee Creek Water Assn.

Electric: Magnolia EPA

Ad Valorem Taxes: 2022 - \$3.79/ ac

Topography: Slightly Rolling

Zoning: Rural/Timberland

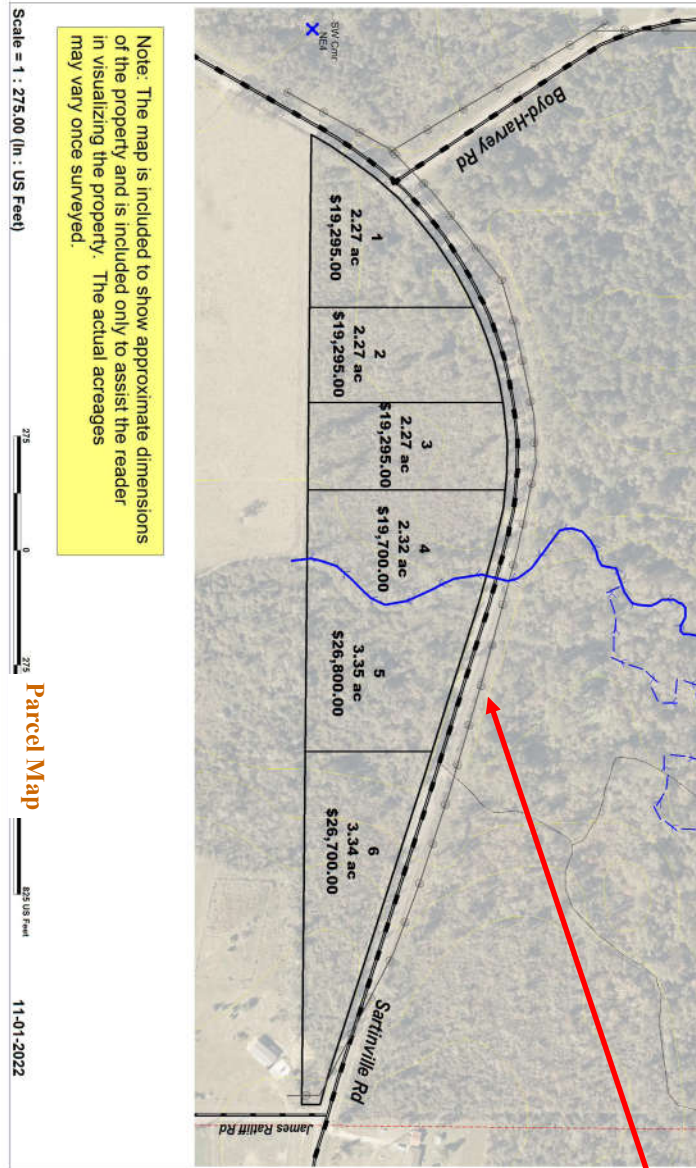
Fema Flood Zone: None

History: Timberland

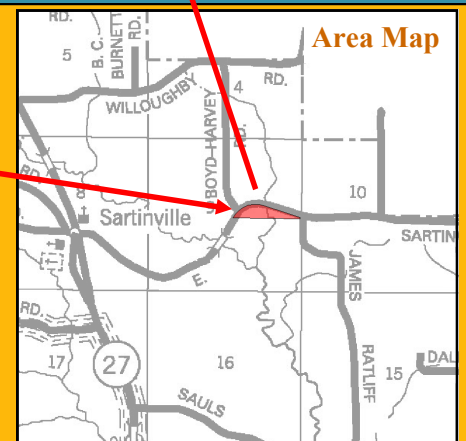
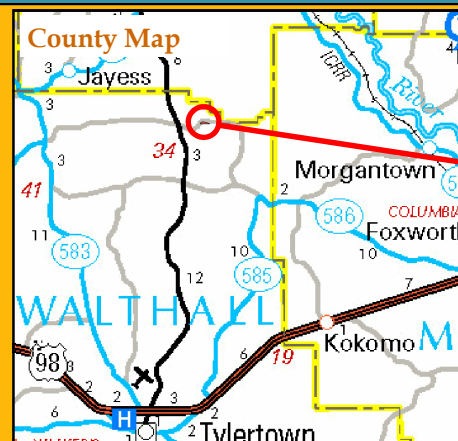
Mineral Rights: None

Driving Directions: From Hwy 27/ Sartinville Rd interchange, drive East on Sartinville Rd 1.3 miles to beginning of lots on right hand side of road.

Disclaimer: Mark E. Dale is the exclusive agent for this transaction. Neither Seller or Mark E. Dale nor their representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, timber volumes, or acreage. The map is included to show approximate dimensions of the property and is included only to assist the reader in visualizing the property.



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PT of NE4
Section 9, T4N, R11E
Walthall Co. MS



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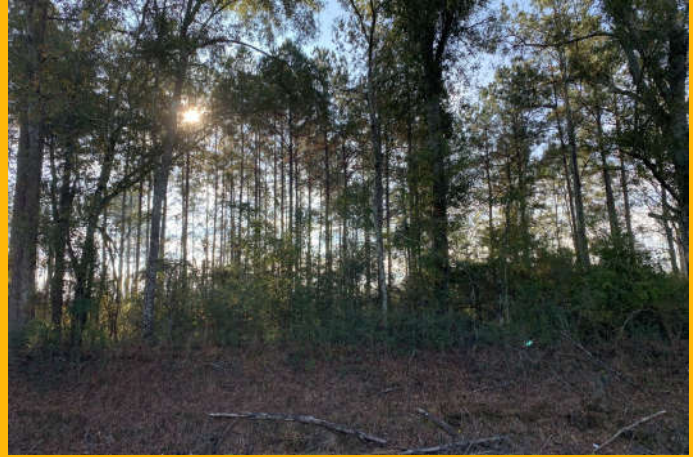


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View East of Sartinville Road



View South from Sartinville Road



View West along Sartinville road



View West above Sartinville road

MORE INFO:

Medium of Exchange: Cash and occupancy on closing.

Owner Financing Available? No

Sub-dividable?: As shown

How to view the property: By appointment or by signing release form (www.theforestpro.com/pdf/doc_1208180549.pdf)

History: Timberland

Mineral Rights: None, Reserved

Streams: Small branch on 2 parcels

Soils: Name, % Area,

Collins silt loam, 10.8%

Falaya silt loam, 15.7%

Ora loam, 2-5 % slopes, mod. eroded, 37.9%

Ora loam, 5-8 % slopes, eroded, 18.6%

Smithdale fine sandy loam, 8-12% slopes, moderately eroded, 17%