

CASE LAND COMPANY

601-786-0429

69 acres +/- Jefferson Co,

**THIS TRACT HAS AN ABUNDANCE OF WILDLIFE
LOCATED RIGHT OFF HWY 61 BETWEEN FAYETTE AND NATCHEZ**

Price: \$3150/acre

CALL

Daniel Case 601-597-0060



69 ACRES
THIS TRACT HAS AN
ABUNDANCE OF
WILDLIFE
LOCATED RIGHT
OFF HWY 61
BETWEEN FAYETTE AND
NATCHEZ ON THE
JEFFERSON COUNTY
ADAMS COUNTY LINE IN
CANNONSBURG

PRICE: \$3,150.00 PER
ACRE



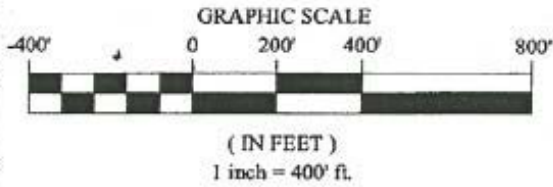
THIS IS A GREAT
HUNTING TRACT
WITH LOTS OF DEER
AND OTHER GAME.



CABIN NEEDS REMODELING



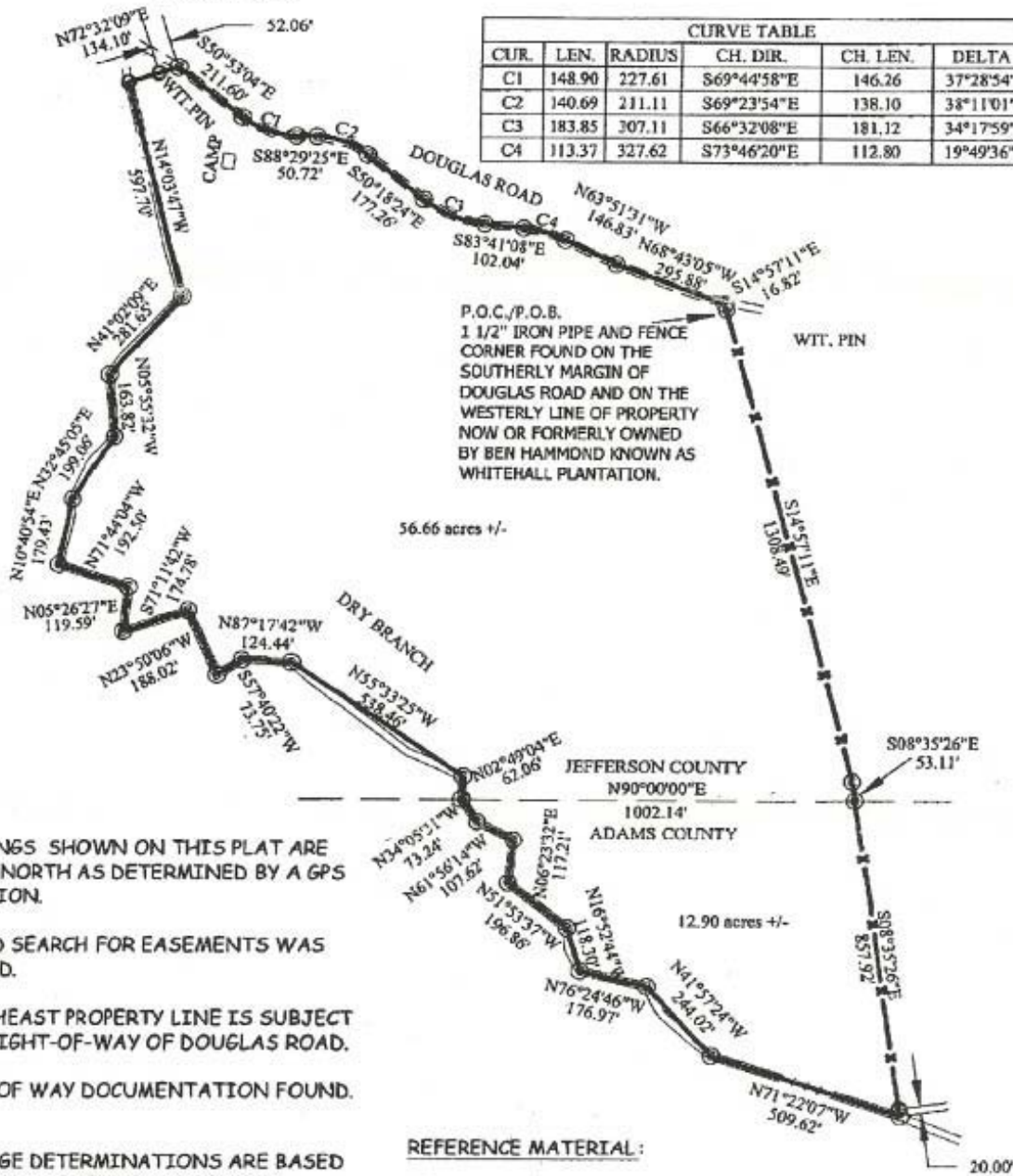
CLASS "C" SURVEY



LEGEND

- PROPERTY LINE
- DEED LINE
- FENCE LINE
- IRON PIN FOUND
- IRON PIN SET (1/2"x18")
- CALCULATED CORNER (NO MONUMENT SET)

CURVE TABLE					
CUR.	LEN.	RADIUS	CH. DIR.	CH. LEN.	DELTA
C1	148.90	227.61	S69°44'58"E	146.26	37°28'54"
C2	140.69	211.11	S69°23'54"E	138.10	38°11'01"
C3	183.85	307.11	S66°32'08"E	181.12	34°17'59"
C4	113.37	327.62	S73°46'20"E	112.80	19°49'36"



NOTE:

ALL BEARINGS SHOWN ON THIS PLAT ARE EODETIC NORTH AS DETERMINED BY A GPS OBSERVATION.

NO RECORD SEARCH FOR EASEMENTS WAS CONDUCTED.

THE NORTHEAST PROPERTY LINE IS SUBJECT TO ROAD RIGHT-OF-WAY OF DOUGLAS ROAD.

NO RIGHT OF WAY DOCUMENTATION FOUND.

THE ACREAGE DETERMINATIONS ARE BASED ON APPROXIMATE CENTERLINE OF DRY BRANCH. BRANCH IS UNDULATING AND HARD TO DEFINE WITH COMPLETE ACCURACY.

REFERENCE MATERIAL:

DESCRIPTIONS SUPPLIED BY CLIENT OWNERSHIP MAPS OF ADAMS AND JEFFERSON COUNTY