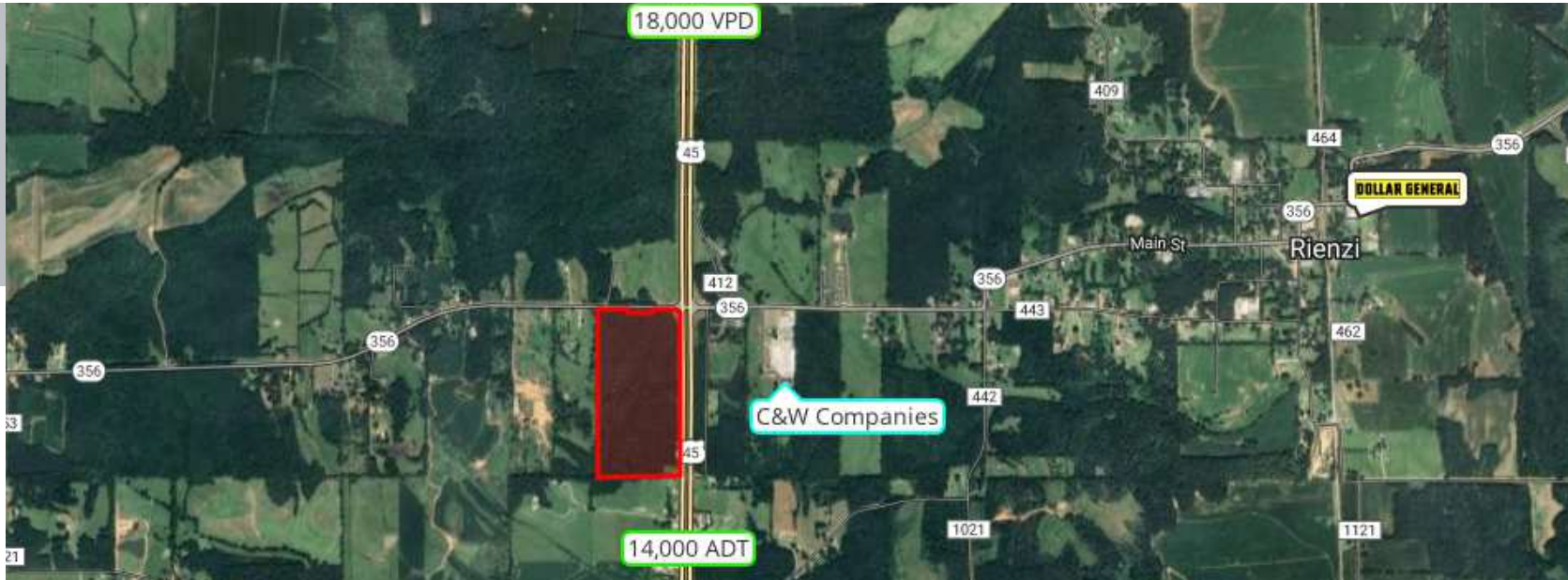


LAND FOR SALE



MISSISSIPPI 356 AT US-45

Rienzi, MS 38865

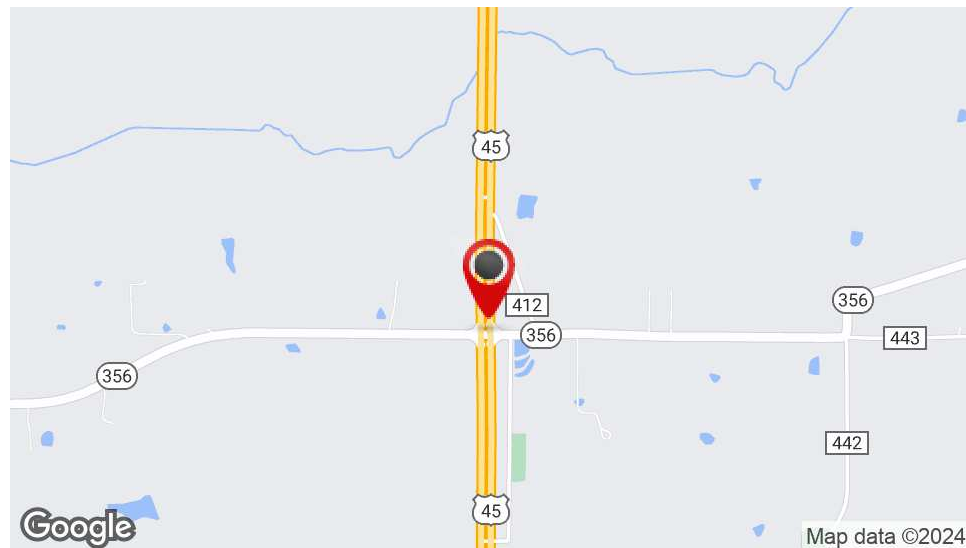
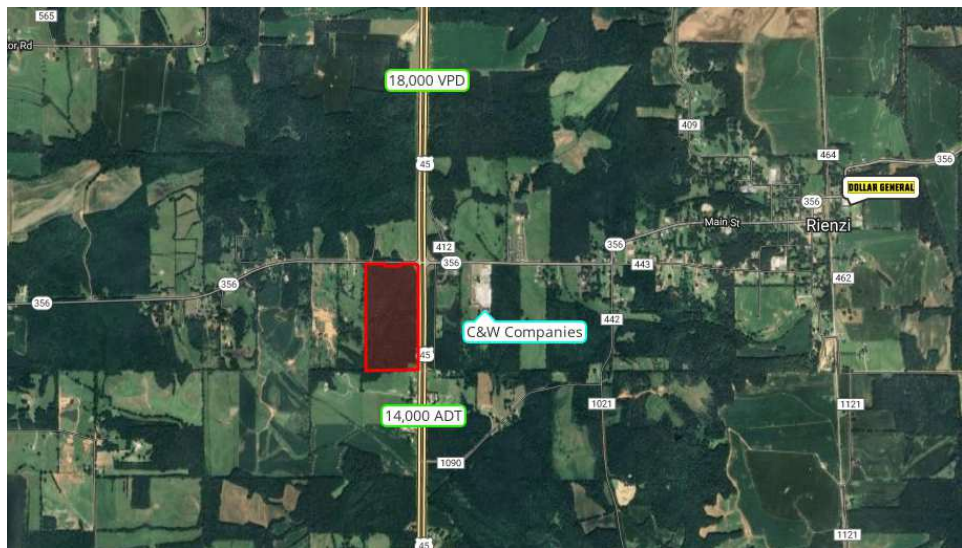
JOHN MICHAEL HOLTMAN

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DUCKWORTH
REALTY

MISSISSIPPI 356 AT US-45

Rienzi, MS 38865



OFFERING SUMMARY

Sale Price:	\$256,000
Lot Size:	80 Acres
Price / Acre:	\$3,200

PROPERTY OVERVIEW

The +/- 80 acre property is located at the intersection of US-45 and MS-356 in Rienzi, Mississippi. The tract is covered entirely in pines with hardwoods scattered throughout. The Property is highly visible from the interstate and has over 2,300 feet of frontage on US-45. Rienzi sits at a midpoint between Corinth and Booneville and benefits from the number of drivers who commute regularly between Tupelo and Corinth. The Property is well suited for a number of uses including; commercial uses such as convenience stores or industrial facilities, residential land, agriculture, timberland investments, or hunting and recreational land with the upside of long term holding for a profit.

HIGHLIGHTS

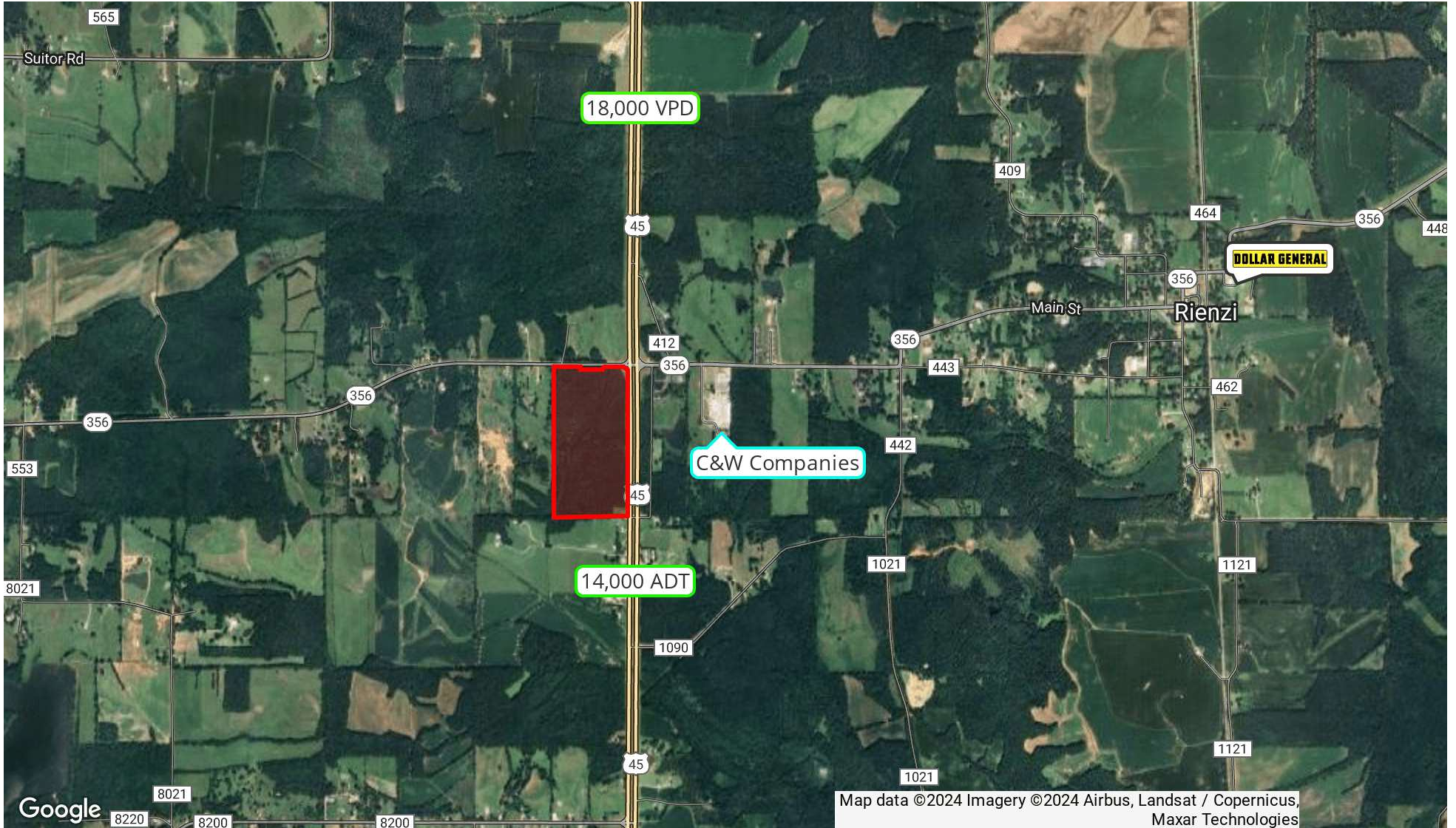
- Interstate Visibility
- Mature Pine & Hardwoods
- 2,300+ Feet of Interstate Frontage

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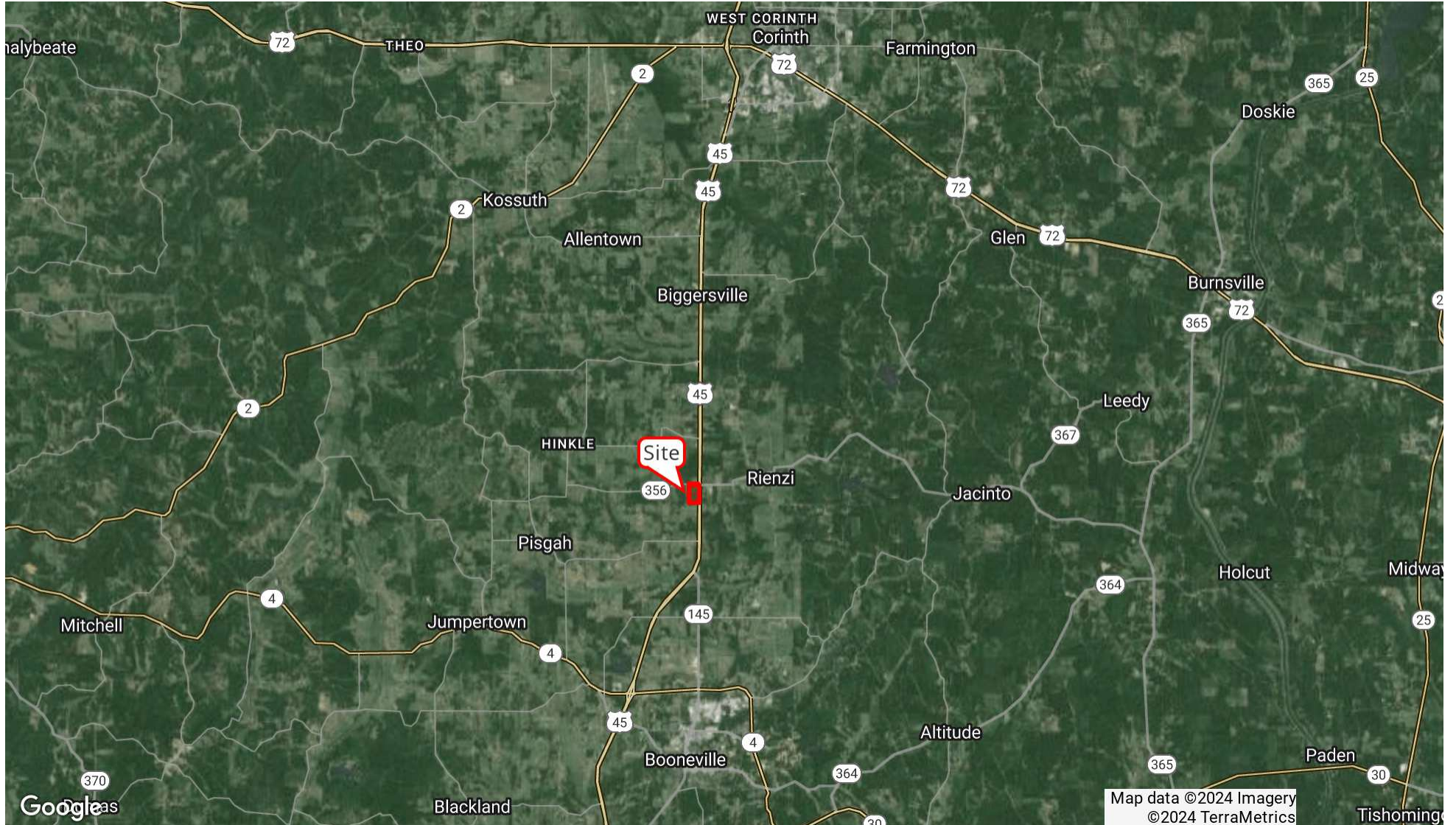
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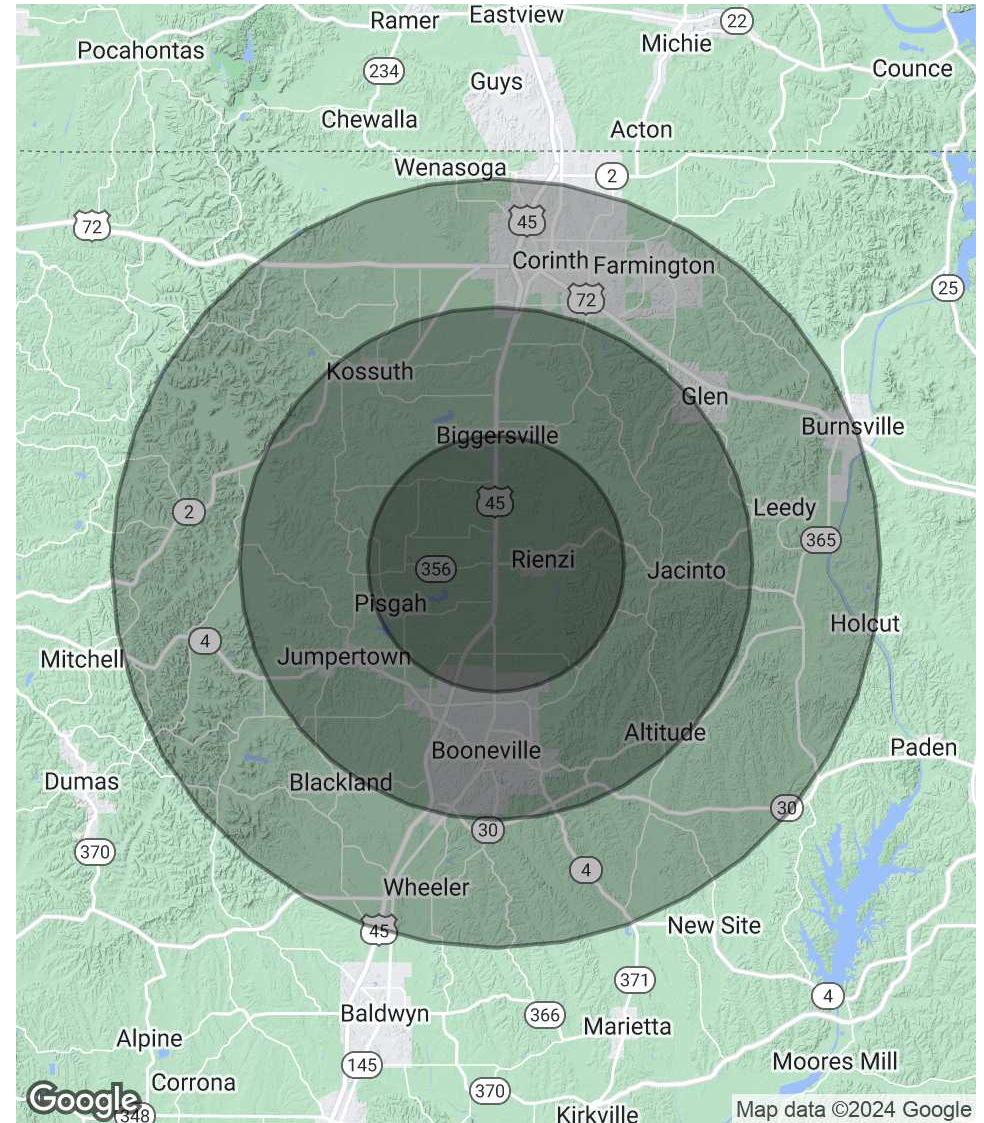
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MISSISSIPPI 356 AT US-45

Rienzi, MS 38865

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	4,059	22,920	65,138
Average Age	42	40	41
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,630	8,812	26,413
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$78,146	\$71,720	\$72,540
Average House Value	\$179,083	\$165,307	\$171,446

Demographics data derived from AlphaMap



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