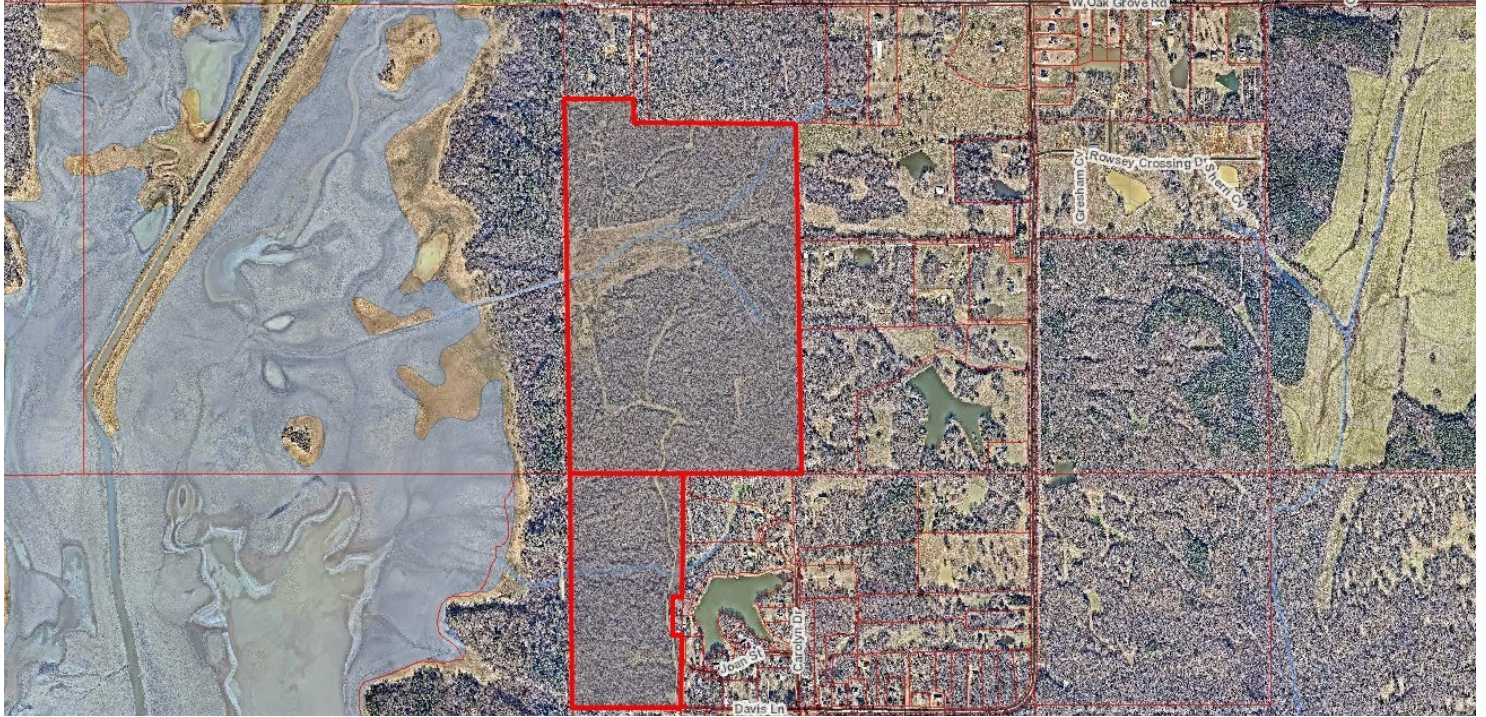


## REDUCED !!!! DAVIS LANE RECREATIONAL

Davis Lane, Hernando, MS 38632



### PROPERTY DESCRIPTION

Are you looking for a place find peace and quiet or are you looking to expand for your next venture? These two unique lots may be just the space you need located in Hernando sandwiched between Arkabutla lake and Fogg Road. These lots are excellent hunting and fishing land and currently have some timber. This property is subject to a Non-Exclusive Easement for ingress/egress and is partially in a flood zone. Any buildings would need to be approved by the Corps of Engineers – with that said, commercial businesses located close to these lots in the same flood zone restrictions have recently been approved and built! Give us a call today to see if these lots could be right for you!

### PROPERTY HIGHLIGHTS

- Building contingent upon Corps of Engineer Approval
- 327 acres +- of great hunting property
- Deer hunting in the fall, stands already in place
- Duck hunting in the winter
- Fishing in the spring
- 4-wheeling year round - Skeet and Trap Shooting

### LOCATION DESCRIPTION

From the Hernando/E Commerce exit off of I-55, head towards the square for a total of about six miles and this large lot will be on the left just after you pass Fogg Road South.

### OFFERING SUMMARY

Sale Price:	\$768,450
Lot Size:	327 Acres
Price Per Acre:	\$2,350
Zoning:	A

### DEMOGRAPHICS

	1 MILE	10 MILES	20 MILES
Total Households	76	15,881	121,308
Total Population	210	39,279	299,478
Average HH Income	\$120,657	\$75,942	\$62,247

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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**HUNTING FOR SALE**

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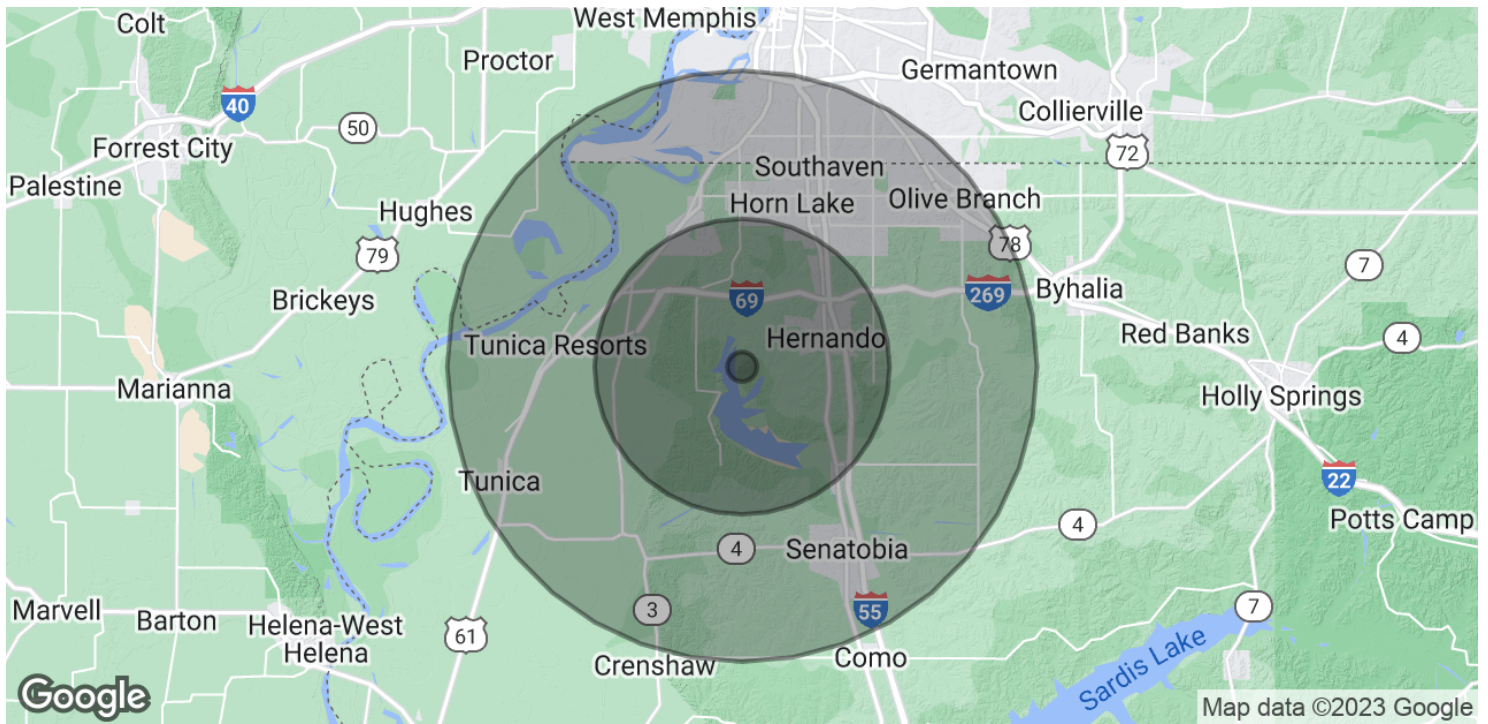
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# HUNTING FOR SALE

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POPULATION	1 MILE	10 MILES	20 MILES
Total Population	210	39,279	299,478
Average Age	48.6	39.0	37.7
Average Age (Male)	48.3	37.8	36.0
Average Age (Female)	49.0	40.5	39.4

HOUSEHOLDS & INCOME	1 MILE	10 MILES	20 MILES
Total Households	76	15,881	121,308
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$120,657	\$75,942	\$62,247
Average House Value	\$271,546	\$198,634	\$140,079

\* Demographic data derived from 2020 ACS - US Census

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