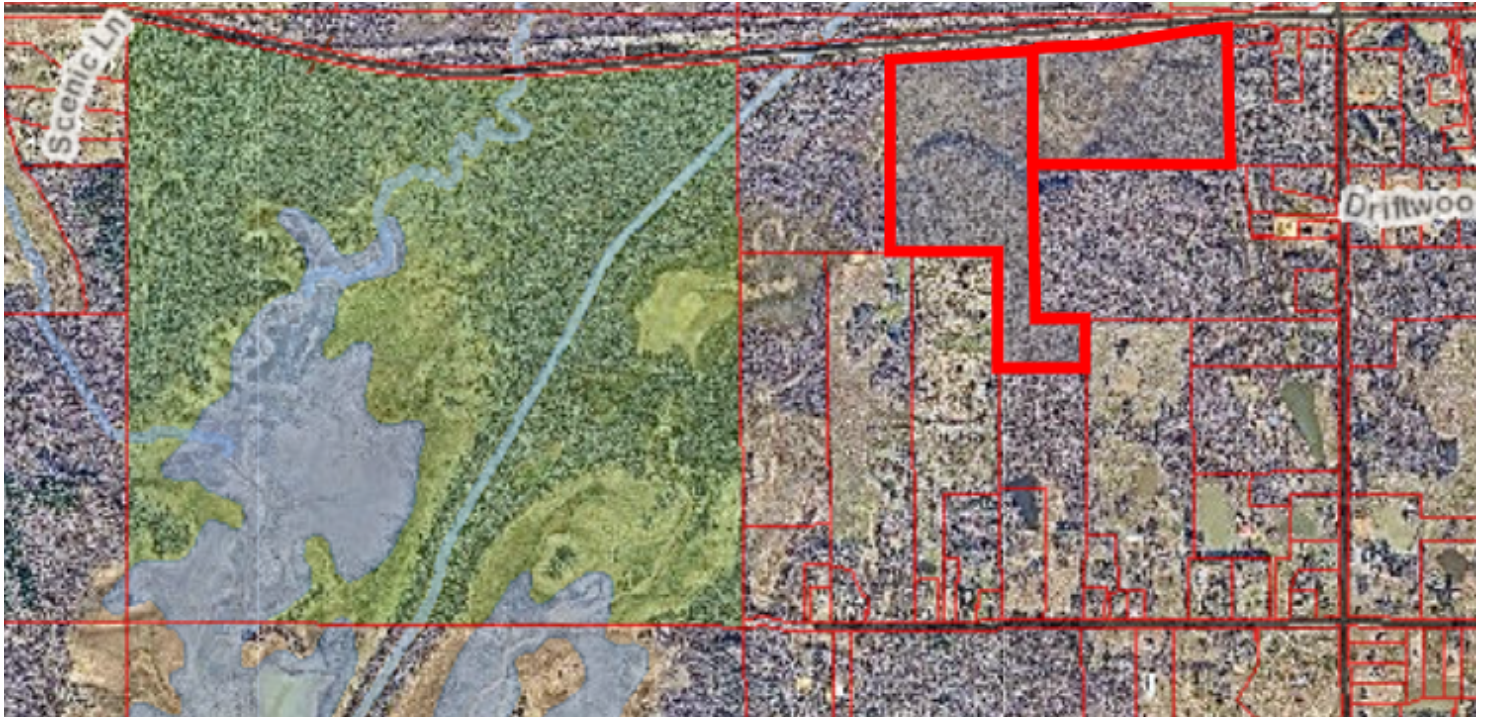


LAND FOR SALE

EXPANSIVE LOT NEAR ARKABUTLA LAKE!

109.7 Acres Highway 304, Hernando, MS 38632



PROPERTY DESCRIPTION

Are you looking for a place find peace and quiet or are you looking to expand for our 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 two large lots could be right for you!

PROPERTY HIGHLIGHTS

- Building contingent upon Corps of Engineer Approval
- Non-Exclusive Easement for Ingress/Egress
- Great Hunting or Recreational Location!
- Timber or Hunting

LOCATION DESCRIPTION

Hwy 304 west of Hernando at Fogg Road. From the Hernando/E Commerce exit off of I-55, head towards the square for a total of about six miles and these two large lots will be on the left just after you pass Fogg Road South.

OFFERING SUMMARY

Sale Price:	\$274,400
Lot Size:	109.76 Acres
Price Per Acre:	\$2,500
Zoning:	A

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	123	3,687	21,800
Total Population	358	10,575	60,838
Average HH Income	\$69,379	\$69,022	\$63,332

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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Commercial Agent
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662.892.4000
5847 Getwell Road
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Southaven, MS 38672

Each Office Independently Owned and Operated kwcommercial.com

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109.79 ACRES DEVELOPMENT, TIMBER, HUNTING LAND

TRACT 1
44.86 ACRES

TRACT 2
64.93 ACRES

Long Hwy. Frontage

Property located NE of Arkabutla Lake

To Oak Grove Rd.

Division of Part of the Northeast, Southeast, Northwest and Southwest Quarters of Section 18, Township 3 South, Range 8 West, Desoto County MS

Land Subject to Non-Exclusive Easement for Ingress/Egress, Recorded in Deed Book 160, Page 484. Easement extends across the James Frank's property extending to Oak Grove Rd.

Old Creek Bed in Property

PRE-AUCTION INSPECTION INVITED ~ AUCTION PERSONNEL ON-SITE

Develop a Homesite on the Hill & Hunting Reserve in the Bottom and in Timber Areas. Duck, Deer, Turkey & Small Game Property near Hunting Clubs.

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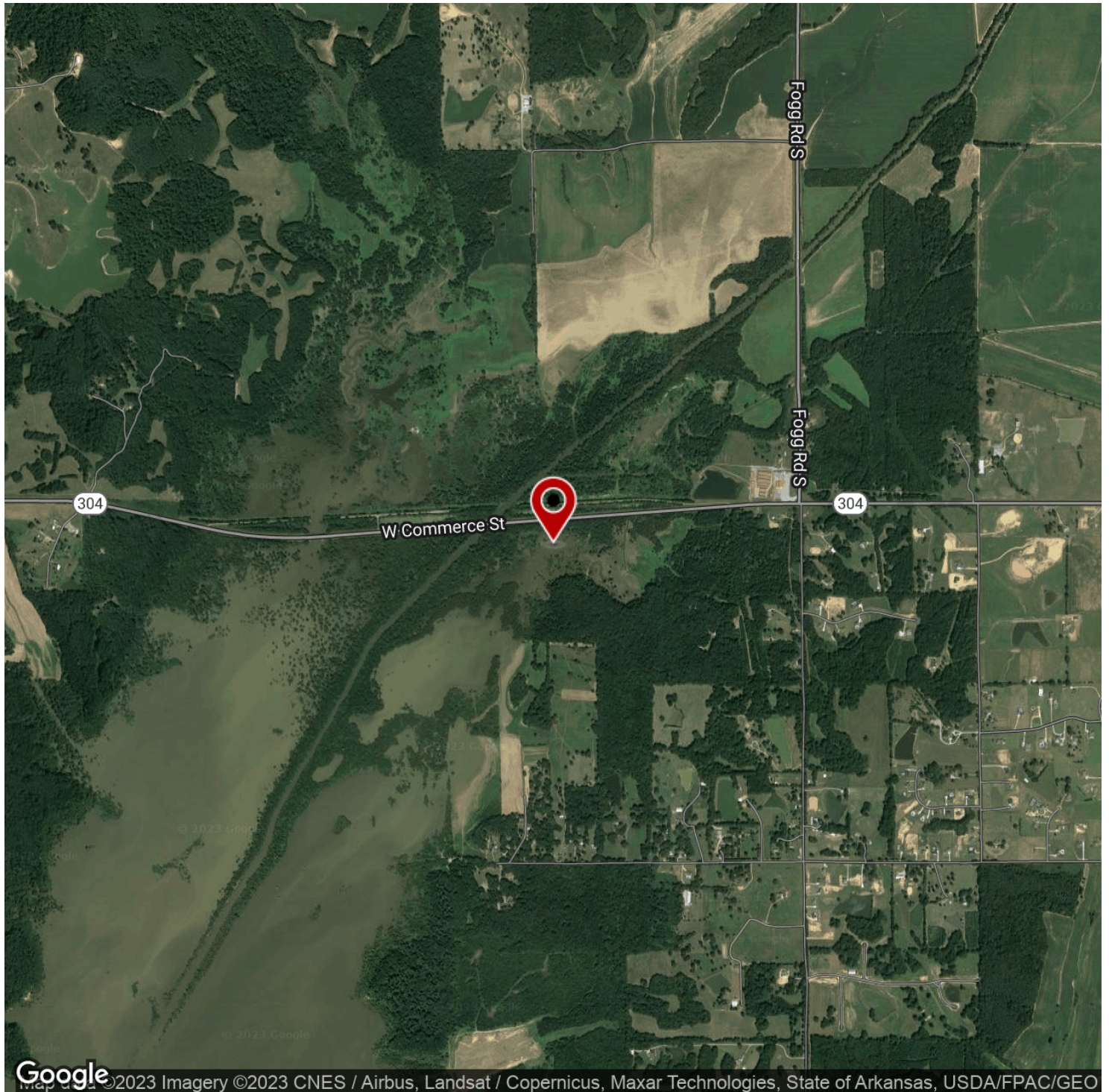
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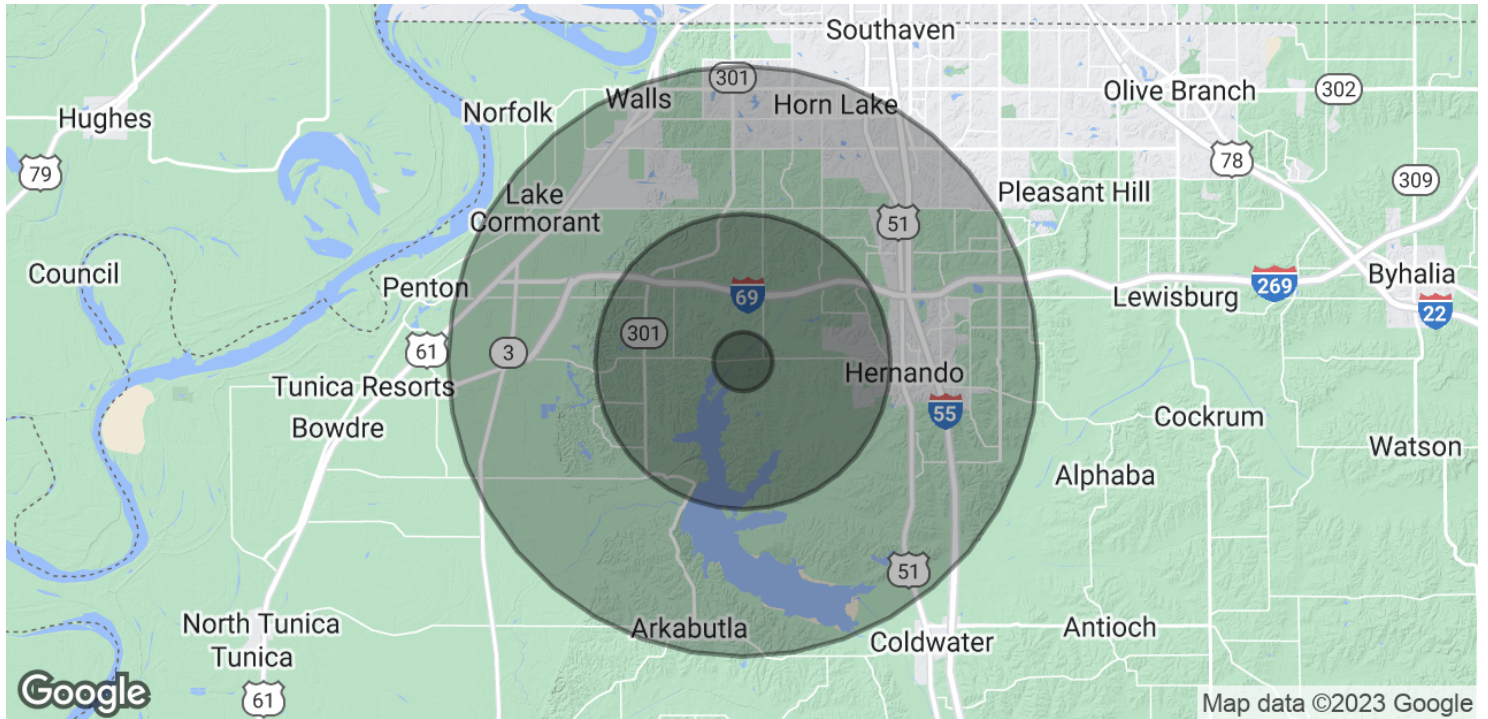
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	358	10,575	60,838
Average Age	37.2	37.0	34.9
Average Age (Male)	36.9	35.8	33.7
Average Age (Female)	37.3	37.0	35.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	123	3,687	21,800
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$69,379	\$69,022	\$63,332
Average House Value	\$188,853	\$177,576	\$145,775

* Demographic data derived from 2020 ACS - US Census

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