



#### **Blackwater South – Prime Timberland & Wildlife Haven in Kemper County, MS**

Welcome to *Blackwater South*, a 194-acre recreational and investment opportunity in the heart of Kemper County, Mississippi. Located in Sections 11, 12 and 14 of Township 9 North, Range 17 East, this diverse property offers a unique blend of natural beauty, accessibility, and future income potential. The tract features various ages of professionally managed pine plantation and approximately fifty acres of mature hardwood and pine Streamside Management Zones, forming a vital wildlife corridor along the scenic Blackwater Creek. Elevations range from 330 feet on the ridges to 200 feet in the creek bottoms, providing dynamic topography and diverse habitats for deer, turkey, and small game. Access is off of Howard Johnson Road, a paved county road, with electricity provided through East Mississippi Electric Power Association. Located just 2 miles west of Highway 45, this tract is easily reached from Meridian, Columbus, and surrounding areas. Surrounded by thousands of acres of managed timberland, Blackwater North is an ideal setting for hunting, recreation, or long-term timber investment. Its proximity to regional lumber mills enhances the tract's value and future harvest potential. Whether you're a sportsman, investor, or land enthusiast, Blackwater North delivers unmatched opportunity in one of Mississippi's top wildlife and timber regions. Contact Sartain's Heritage Properties today for more information on this Kemper County tract. **\$2050.00 per acre**

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All information contained herein is supplied by sources deemed reliable, but is not guaranteed by Sartain's Heritage Properties, its Brokers or Agents. Properties are subject to errors, omissions, correction, price change, prior sale or withdrawal without notice. All Buyer's agents are required be identified on the first contact with Broker/Agents of Sartain's Heritage Properties and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation shall be at the sole discretion of the Broker and Sartain's Heritage Properties.



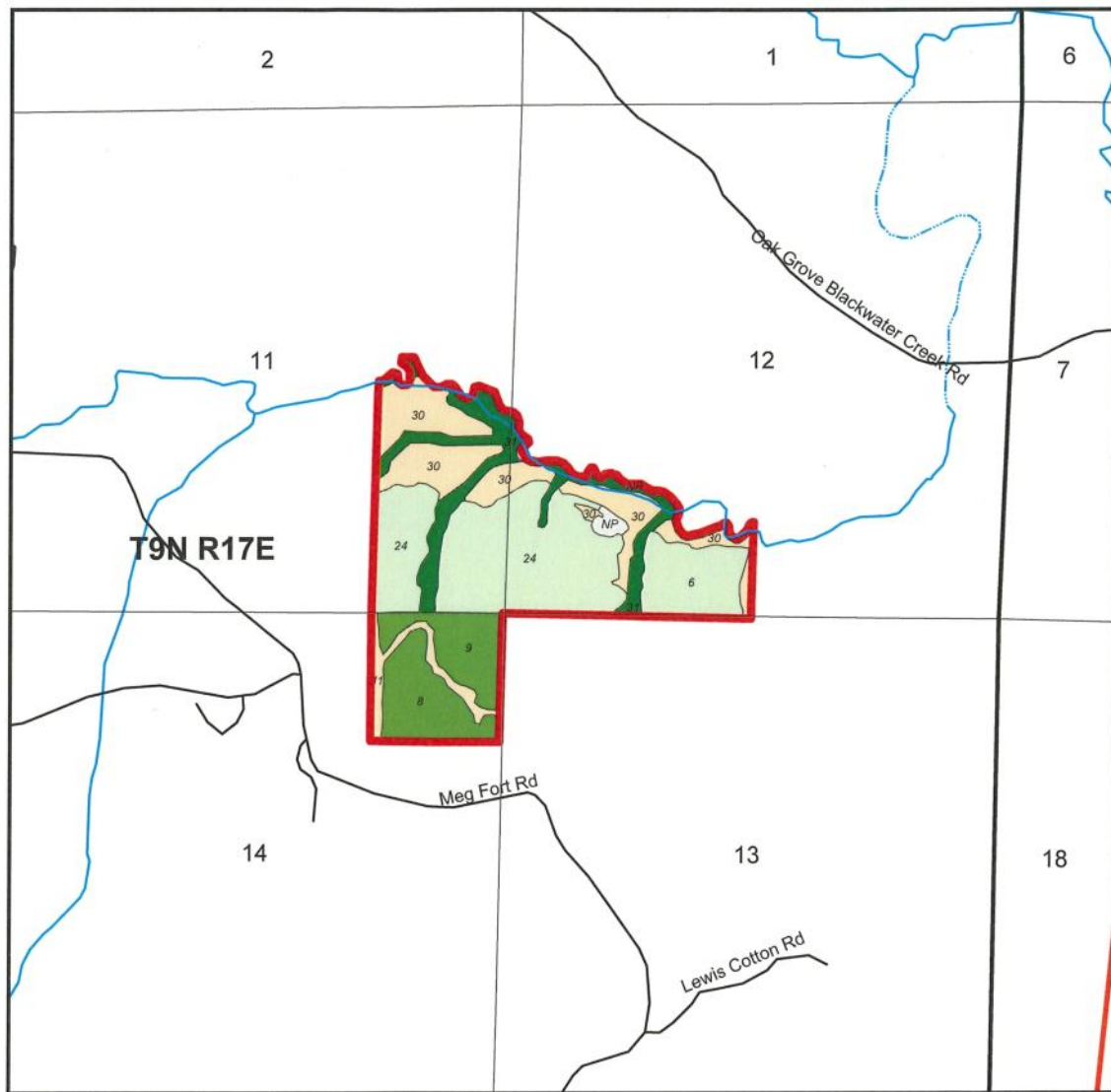


**EXCLUSIVE FARM, TIMBER,  
AND HUNTING LAND IN THE  
SOUTHEAST. TRUST OUR 70+  
YEARS OF EXPERTISE.**

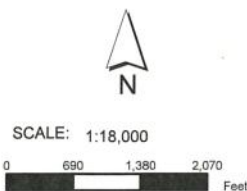


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**Blackwater Split 1 - Stand Map**  
**Blackwater Split 1**  
**Parcel # 28069Hb1006**  
 Kemper County, MS - approx. 194.4 acres +/-



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	5.8
6	Pine Plantation < 12 yr	5	18.5
8	Pine Plantation >= 12 yr	16	18.8
9	Pine Plantation >= 12 yr	16	15.8
11	Hardwood	55	7.1
24	Pine Plantation < 12 yr	3	65.7
30	Hardwood	50	38.6
31	Pine	50	24.1

Smaller stands have been excluded to fit in the allowable space

The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

4/4/2025



**TRUSTED FOR**  
**OVER 70 YEARS**

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