



Wautubbee 145 acres Clarke County, MS

Price: \$3,750 / acre

Total: \$543,750

This 145± acre tract is made up of three well-managed stands of pine timber, offering both immediate and long-term income potential. The property is located in the Enterprise School District, just five miles south of Enterprise, with excellent frontage and access along Highway 11.

A solid internal road system provides easy travel throughout the tract, and multiple established food plots create turnkey hunting and recreational opportunities. The layout, access, and topography make this an ideal site for a future homeplace or a low-maintenance weekend retreat.

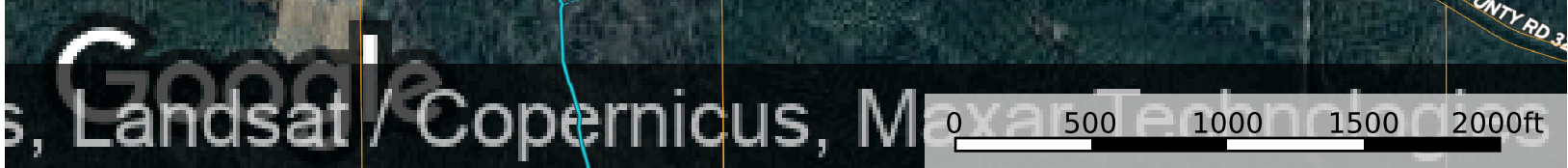
Timber Summary

- **Sawtimber (50± acres):** Mature, well-managed pine timber over 40 years old — ready for a merchantable harvest.
- **Thinned Pine Plantation (40± acres):** Once-thinned stand with strong growth and good form, positioned for future income.
- **Younger Pine (40± acres):** Five-year-old pre-merchantable pine offering solid long-term investment value.

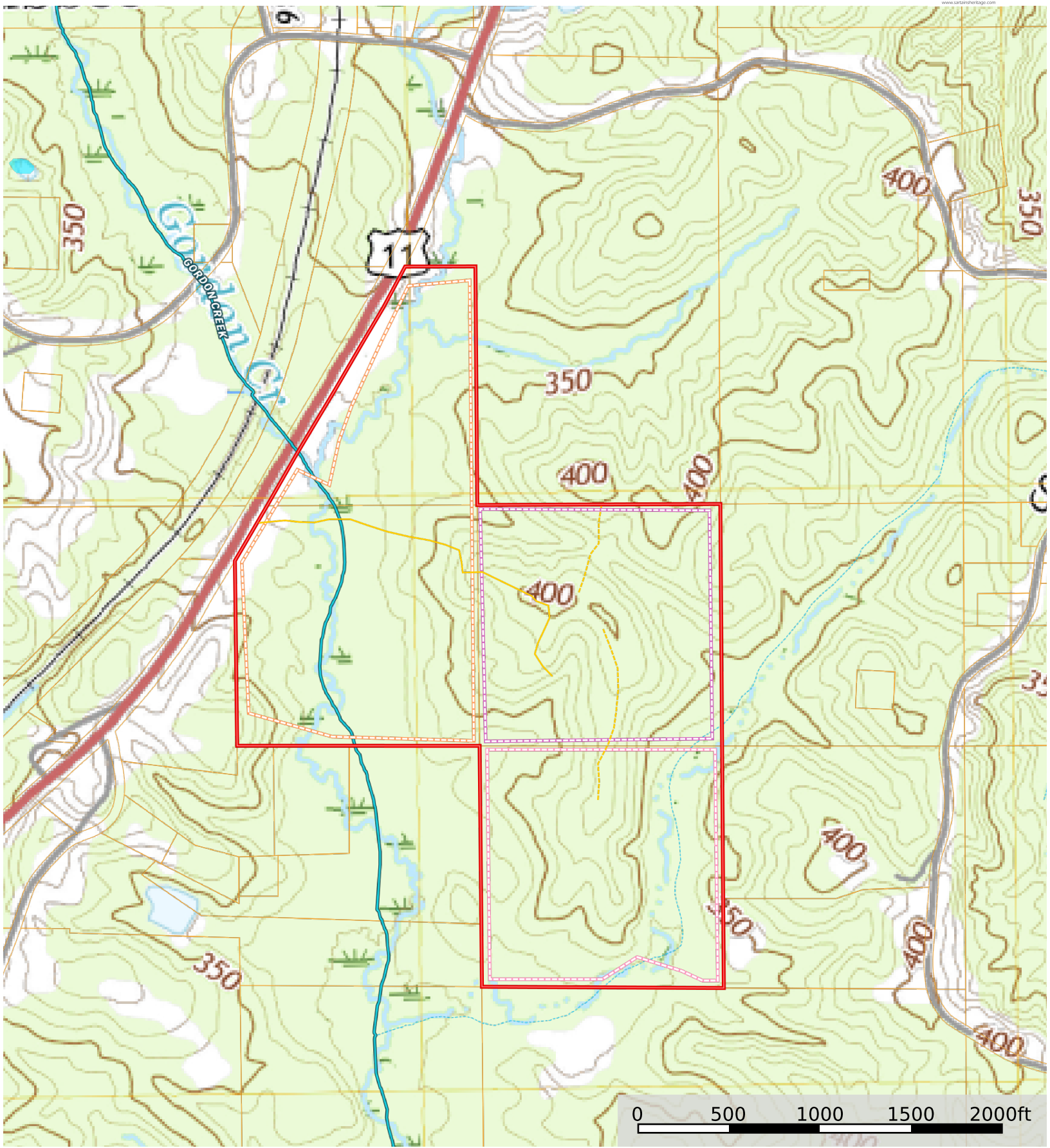
Map Link: [Wautubbee Map](#)

For Additional Information Contact:

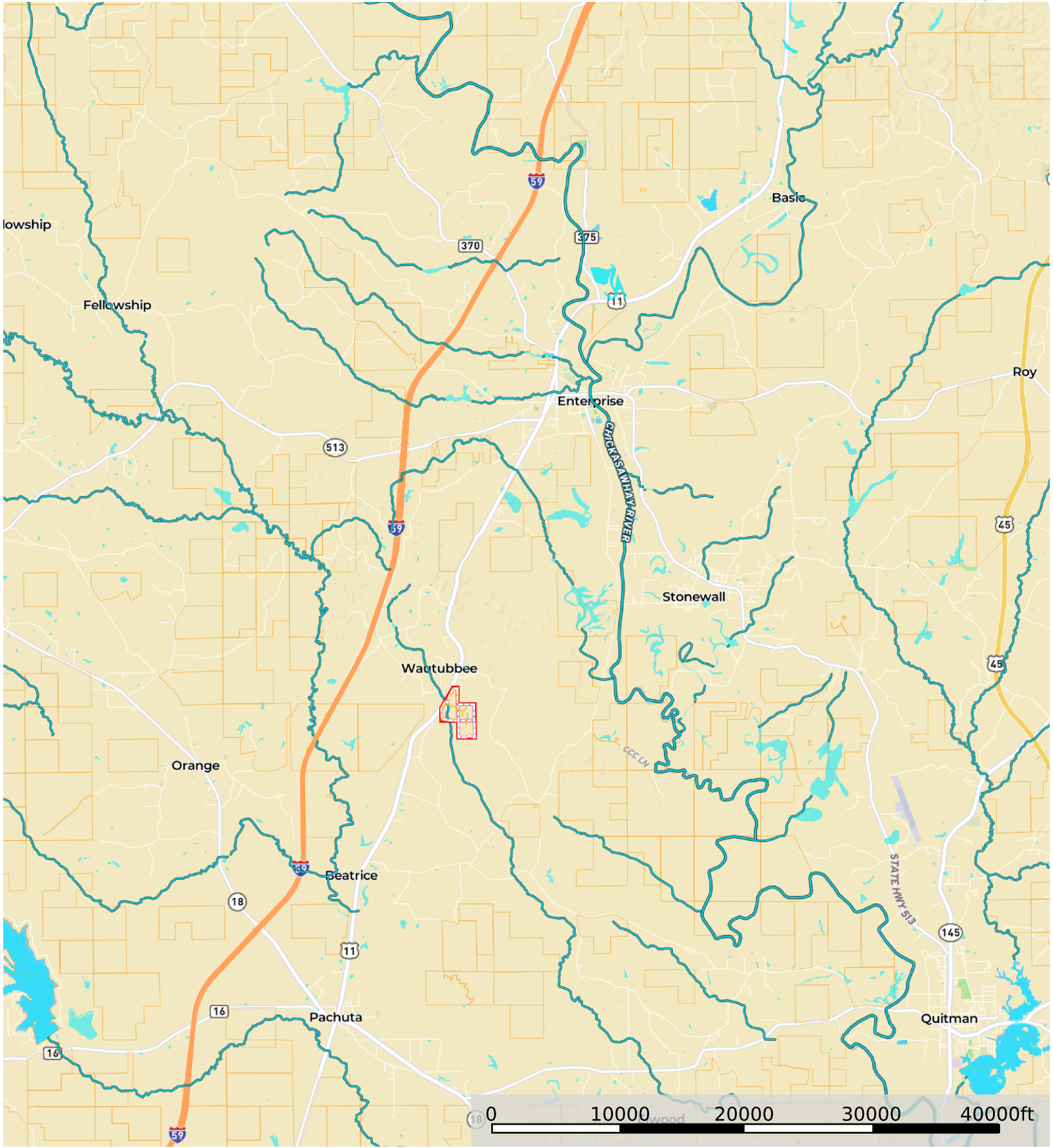
Joe Mallard at 601.927.8222 or jmallard@shpland.com



-  Road / Trail
  Primary Road
  NPPL 5y
  20y Old
  Sawtimber
  Boundary
  Stream, Intermittent
  River/Creek
  Water Body



Wautubbee_Enterprise
Clarke County, Mississippi, 145 AC +/-



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