



Unlock the Natural Potential of Lockhart – 248 Acres in Lauderdale County, MS
Nestled just two miles north of Meridian city limits, this 248-acre tract offers a rare blend of natural beauty, timber investment potential, and recreational opportunity. Located east of Highway 19 in the heart of Lauderdale County, the property is defined by the convergence of three scenic creeks—Roger Creek, Okatibee Creek, and Suqualena Creek—creating a thriving wildlife corridor for whitetail deer, turkeys, and small game.

Timber stands include 30 acres of 7-year-old pines, 15 acres of 4-year pines, 1.6 acres of mature 34-year pines, and 74 acres of hardwood Streamside Management Zones. A recent 120-acre clear-cut provides a clean slate for replanting or wildlife habitat development. A 6.6-acre electric transmission line Right-of-Way enhances visibility and creates ideal conditions for food plots and stand placement.

Though access is through the east adjoiner, and the tract is off-grid with no utilities, the seclusion only adds to the property's appeal for serious outdoorsmen. With large sections designated as wetlands and lying within the 100-year floodplain, the area supports healthy ecosystems and excellent waterfowl potential.

Whether you're a land investor, outdoorsman, or conservation-minded buyer, the Lockhart 241 is a unique Mississippi property waiting to be shaped by your vision. Contact Sartain's Heritage Properties today to schedule your visit to this special Lauderdale County property. **\$1650.per ac.**

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