



Blackwater North – Prime Timberland & Wildlife Haven in Kemper County, MS

Welcome to *Blackwater North*, a 185.9-acre recreational and investment opportunity in the heart of Kemper County, Mississippi. Located in Sections 2 and 11 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 116 acres of professionally managed pine plantation and 66.5 acres of mature hardwood Streamside Management Zones, forming a vital wildlife corridor along the scenic Blackwater Creek. Elevations range from 320 feet on the ridges to 200 feet in the creek bottoms, providing dynamic topography and diverse habitats for deer, turkey, and small game. With 1,340 feet of road frontage on Oak Grove-Blackwater Creek Road, the property offers excellent access 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/acre

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Sartain's Heritage Properties, LLC
 www.sartainsheritage.com

EXCLUSIVE FARM, TIMBER, AND HUNTING LAND IN THE SOUTHEAST!
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