



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

116,000 sf Warehouse/Office 42 Acres +/- Kemper County, MS



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Sartain's Heritage Properties
106 First Choice Drive
Madison, MS 39110
Phone: 601-856-2720
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42 +/- acres and 116,000 sq. ft. Industrial Warehouse and office space located 2.5 miles south of Scooba, Ms with 2000 feet of frontage on the west side Hwy. 45 in Kemper County, MS. in S21, T11N, R18E.

30 miles north of Meridian and I-20, 5 miles west of Alabama state line, 51 miles south of Columbus and Highway 82.

Improvements:

Building A - 80,000 +/- sf warehouse with 1500 +/- sf of office space / Overhead Doors/Rail Spur Access/New 3 phase electrical / Overhead Heavy Duty Lift/High side walls.

Building B - 36,000 +/- sf warehouse with open storage shed.

Land:

42 acres total - Approx. 22 acres open with paved, concrete and gravel access drives and 20 acres on west side in plantation pines. Potential uses: Agricultural, Timber, Manufacturing and Industrial.

\$650,000.00

Landscapers Pride
Kemper County, Mississippi, AC +/-



Boundary

Sartain's Heritage
P: 601-856-2720 www.sartainsheritage.com 106 First Choice Drive, Madison, MS 39110

The information contained herein was obtained from sources deemed to be reliable. MapInfo Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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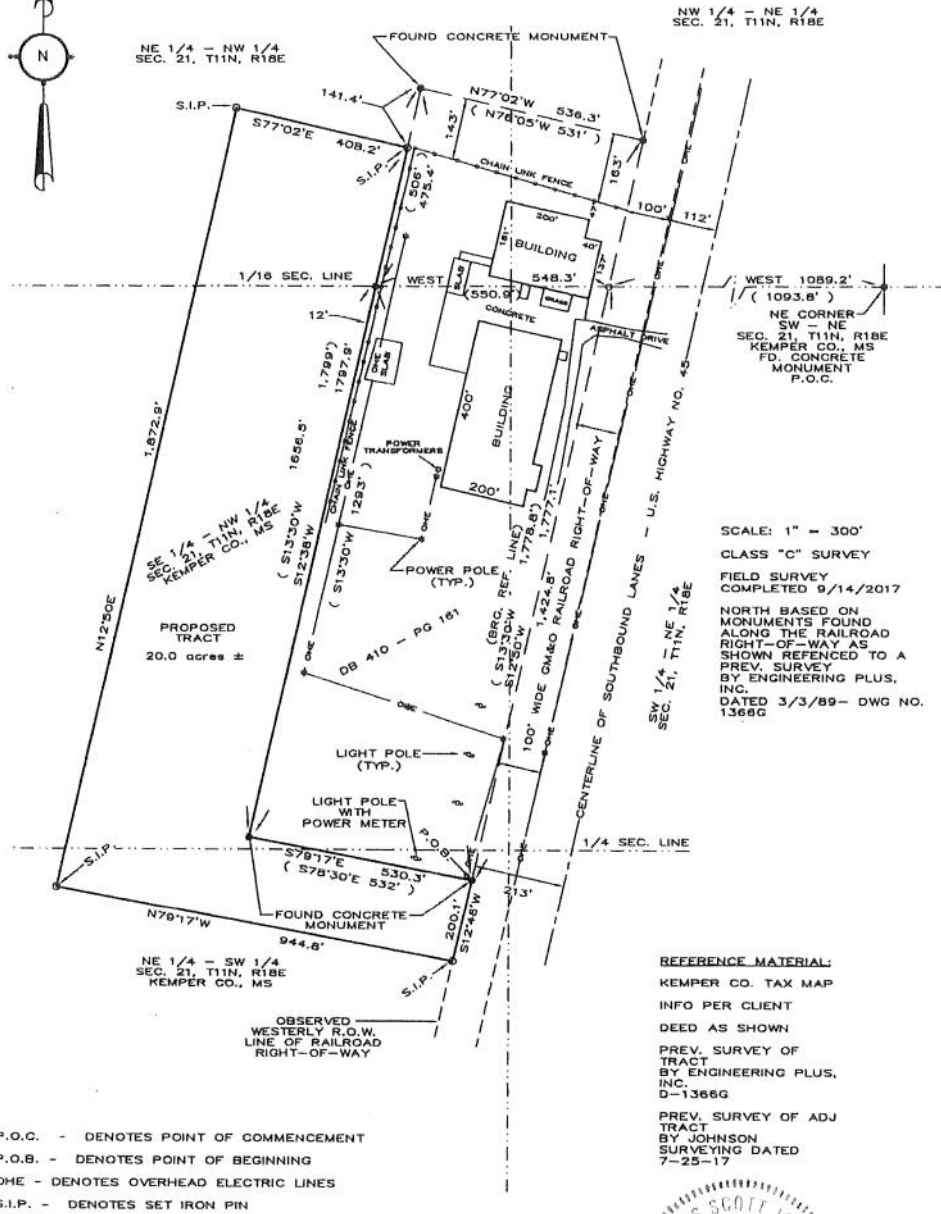
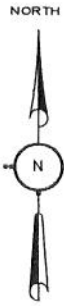
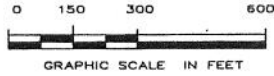
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SURVEY FOR: LANDSCAPERS PRIDE REF: WEYERHAEUSER TRACT

MAP OF A SURVEY SITUATED IN PART OF THE EAST HALF OF THE NW 1/4 OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 18 EAST, KEMPER COUNTY, MISSISSIPPI.



P.O.C. - DENOTES POINT OF COMMENCEMENT
P.O.B. - DENOTES POINT OF BEGINNING
OHE - DENOTES OVERHEAD ELECTRIC LINES
S.I.P. - DENOTES SET IRON PIN

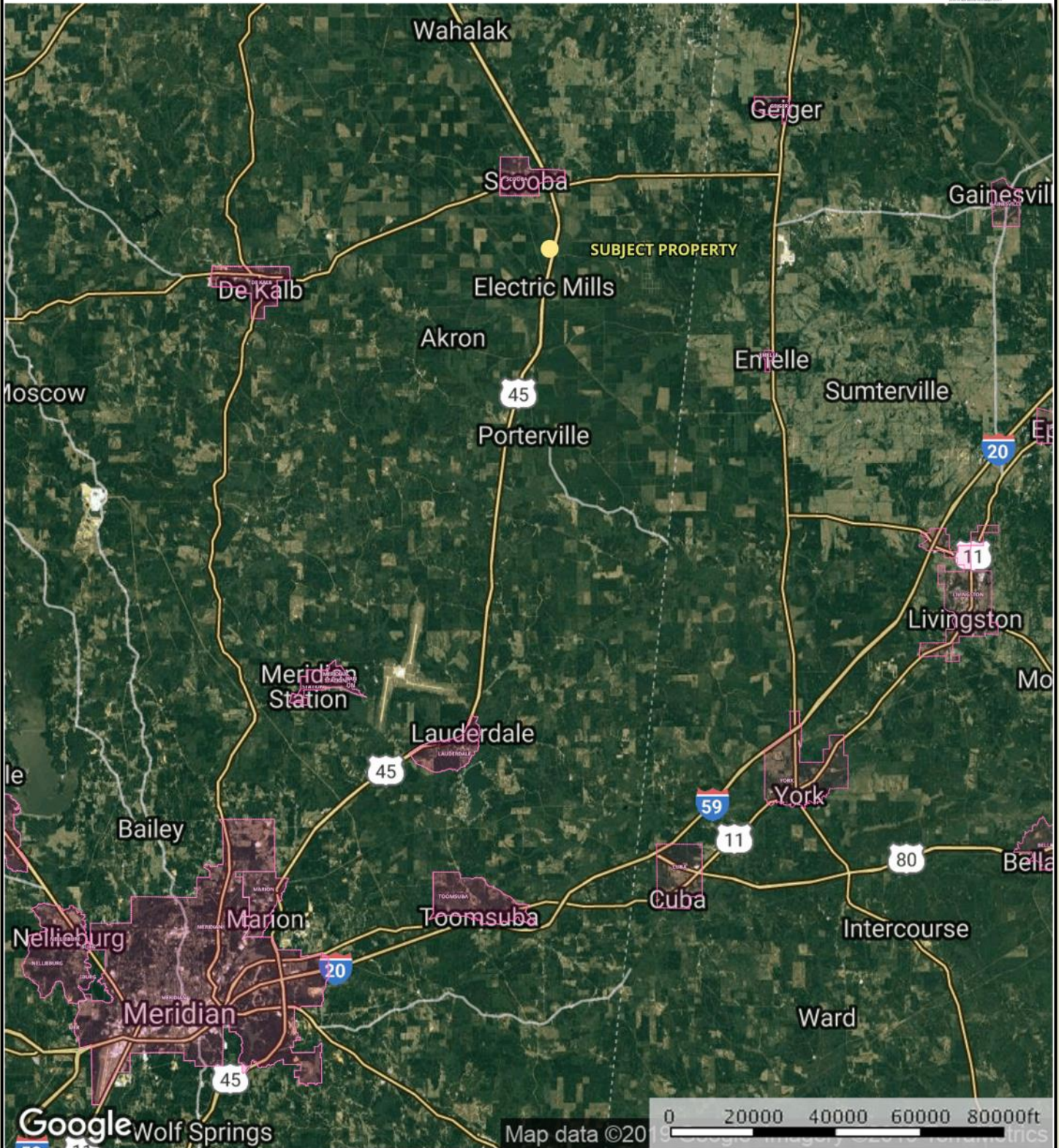
NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL RIGHTS-OF-WAY, EASEMENTS OR CONVEYANCES NOT SHOWN HEREON.

JOHNSON SURVEYING, LLC
DOUGLAS SCOTT JOHNSON, PS # 2031
951 DOW ROAD
COLLINSVILLE, MS 39325
601-988-2518
ACC # 17-080PROPOSED ADJTRACT, DN 1460AA



Landscapers Pride Area Map

Kemper County, Mississippi, AC +/-



● Circle □ Boundary

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