



Offered for Sale

THE COMO LEGACY PROPERTY

527.0 +/- Acres • Panola County, Mississippi

An improved recreational property owned by the same family for 130 years.

Trophy White-Tailed Deer and Wild Turkey Hunting

MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



EXECUTIVE SUMMARY

The Como Legacy Property

The Como Legacy Property is highly improved recreational land, which has been owned by the same family for 130 years. The property consists of 527.0 +/- total acres and rests in Panola County, Mississippi just west of the small community of Como.

The land has abundant wildlife resources with excellent hunting opportunities for trophy white-tailed deer and wild turkey. There are 110.0 +/- acres of mixed hardwood and pine timber, and revenue producing Conservation Reserve Program (CRP) land. Additional revenue is generated via an annual hunting lease. The property is newly gated with miles of improved interior roads. There are seven food plots managed for wildlife and natural water resources are available year-round throughout the property.

Large landholdings adjoining and near the land comprised of timber and farmland contribute significantly to the wildlife resources on the property. The land is accessed from the north via Lucius Taylor Road and off Mississippi Highway 310 from the south. Memphis, Tennessee and Oxford, Mississippi both are within 40 miles of the property.

The Como Legacy Property is listed for sale by Chuck Myers of Myers Cobb Realtors at a price of \$1,845,000.00 (\$3,500.00 per acre). Qualified buyers should contact Chuck at 901-830-5836 regarding questions or schedule a property tour.

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property. A representative of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

Chuck Myers

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

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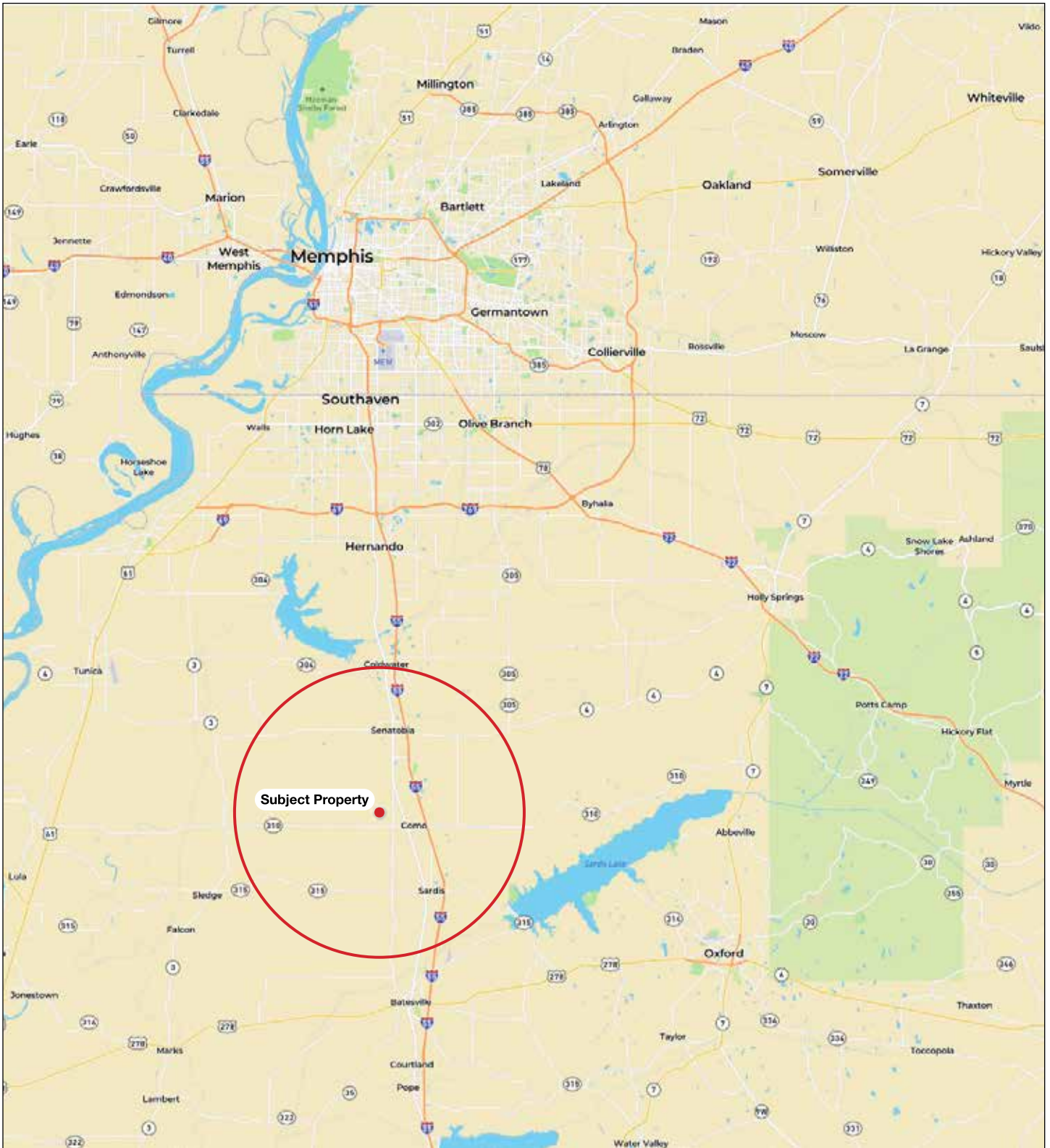
chuck@myerscobbrealtors.com

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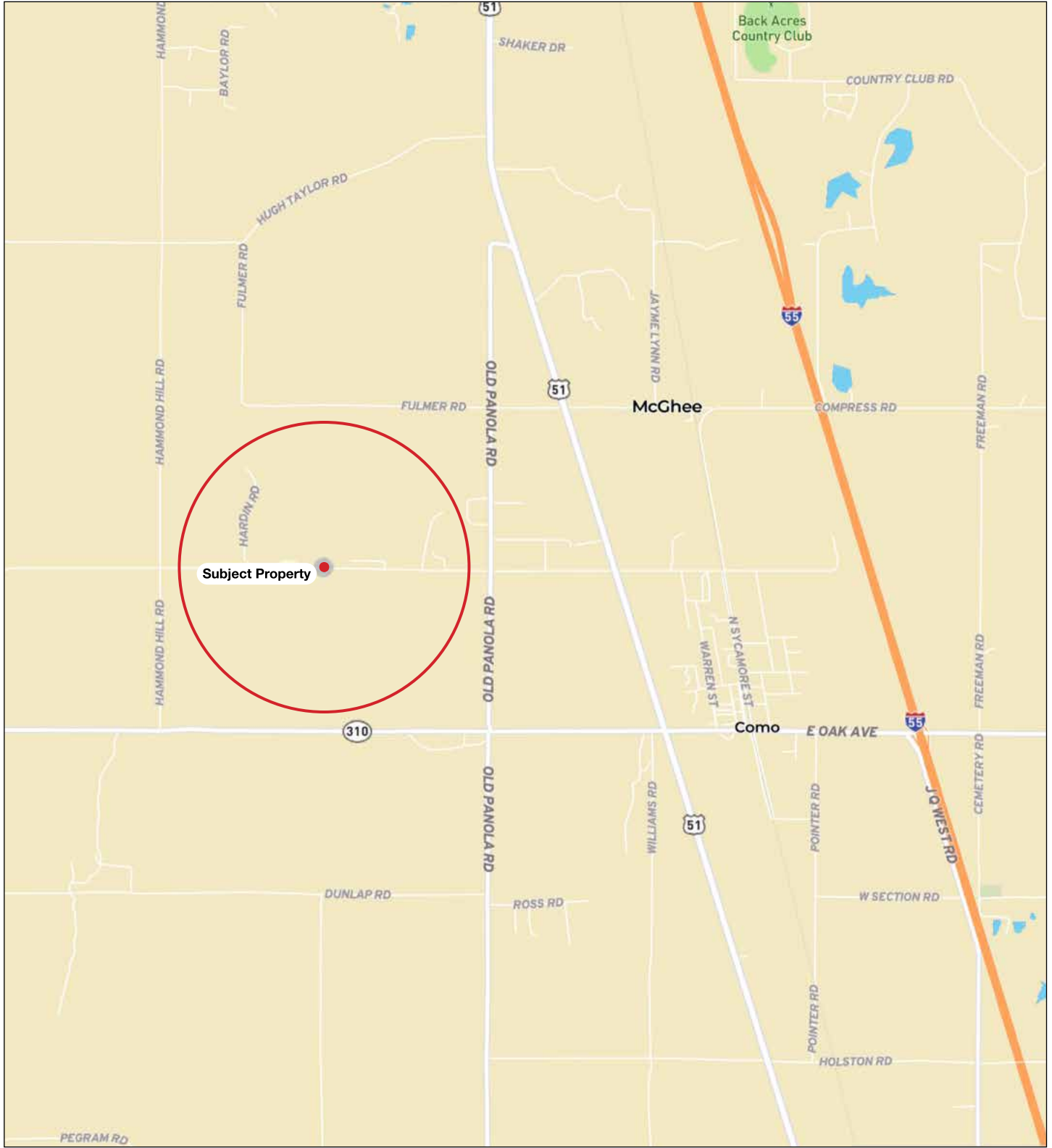
LOCATION - REGIONAL VIEW

Northwest Mississippi



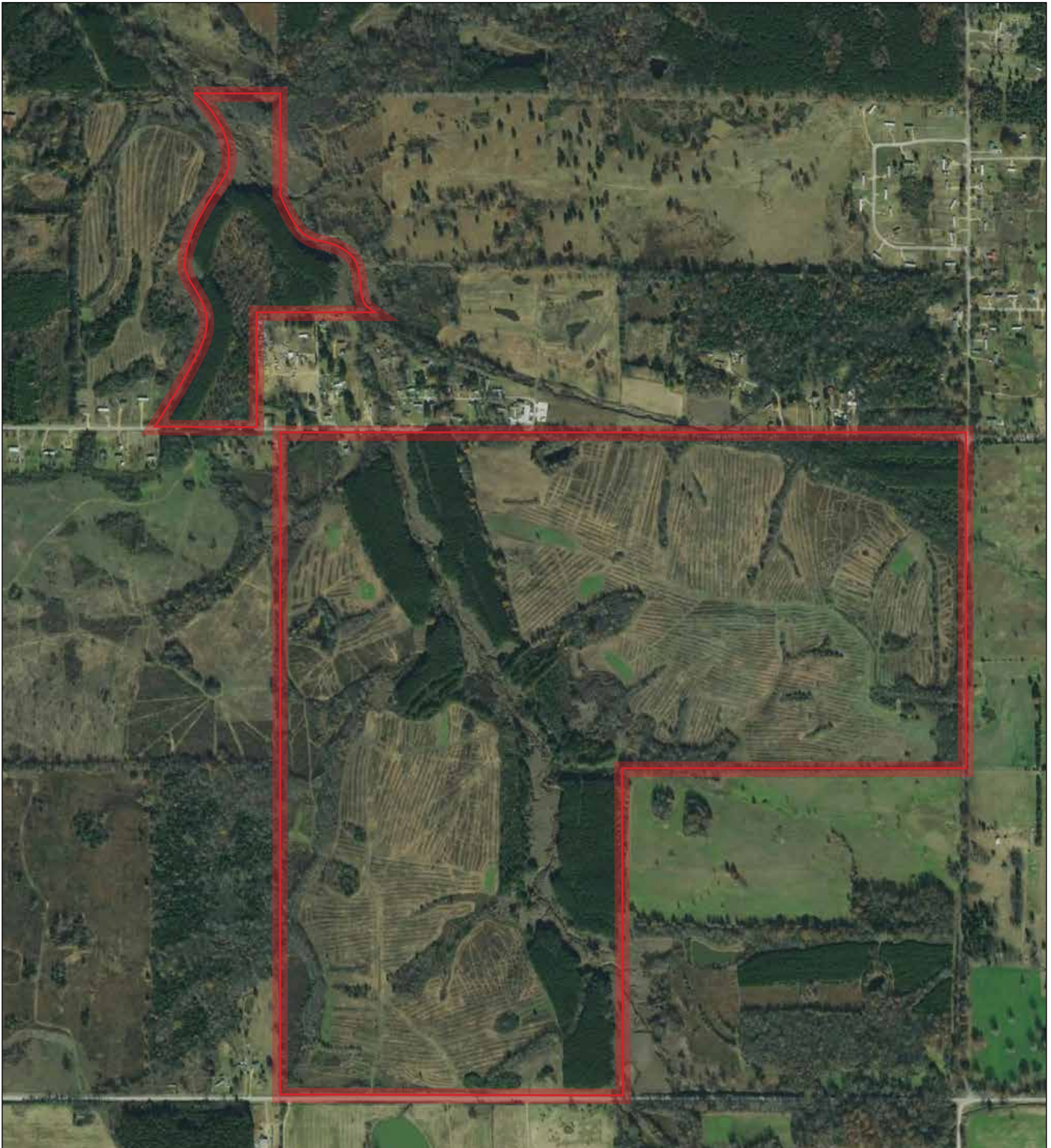
LOCATION - LOCAL VIEW

Panola County, Mississippi



SUBJECT PROPERTY

527.0 +/- Acres



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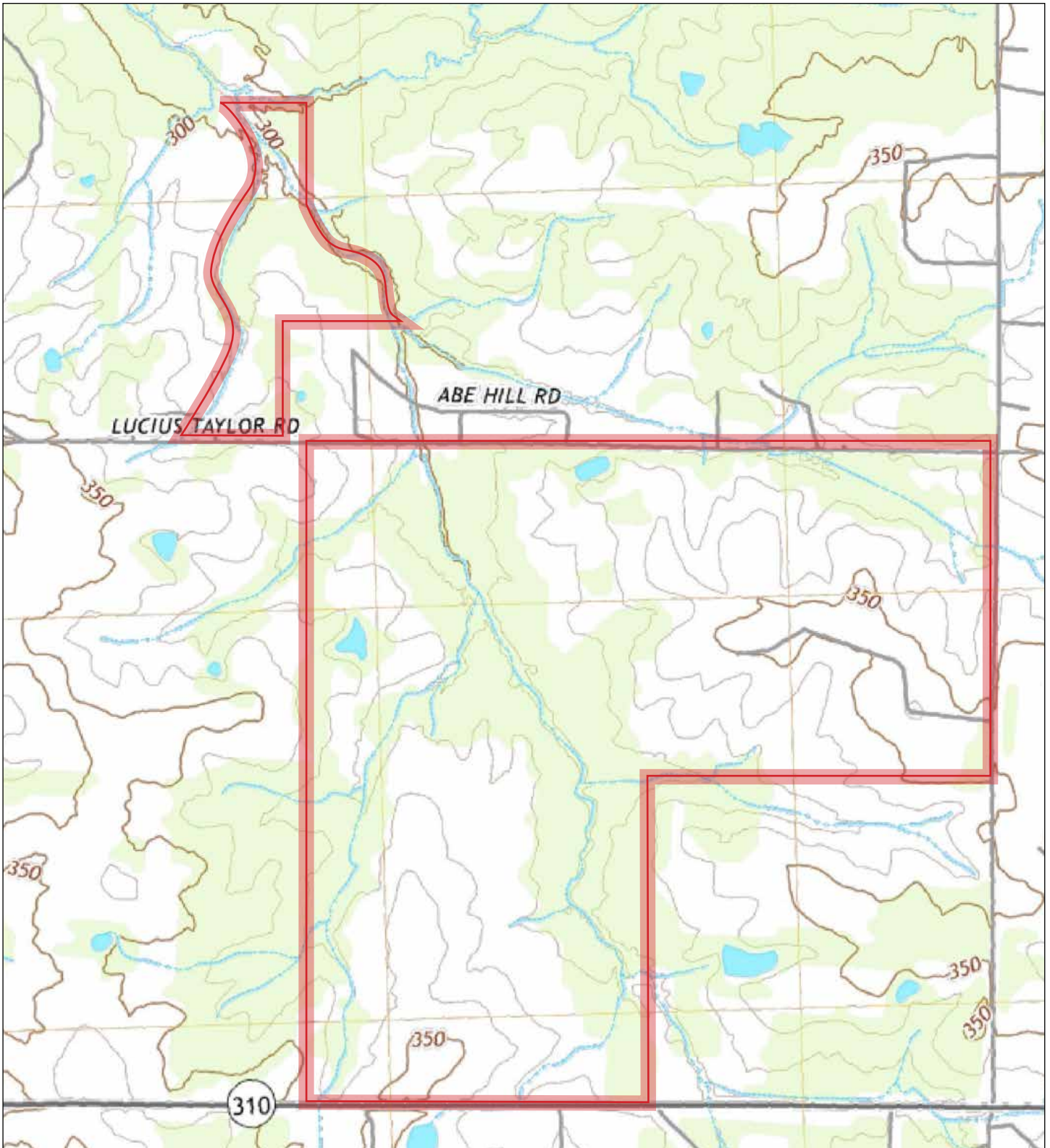
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SUBJECT TOPOGRAPHY

Elevation and Water Features



PROPERTY VIEWS

Timber and Water Resources



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PROPERTY VIEWS
Timber and Water Resources



PROPERTY VIEWS

Timber, CRP, and Wildlife Plots



PROPERTY VIEWS
Timber, CRP, and Wildlife Plots



PROPERTY VIEWS

Timber, CRP, and Wildlife Plots



PROPERTY VIEWS
Timber, CRP, and Wildlife Plots



PROPERTY VIEWS

CRP, Wildlife Plots, and Roads



PROPERTY VIEWS
CRP, Wildlife Plots, and Roads



Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 27-year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oak, Wolf Farm, Paradis, and Deer Creek.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



Photo: Chuck Myers (left) with his son, Landon, in Arkansas on a morning green-timber duck hunt.

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