

# 27.06 ± Acre Recreational Tract Madison County, MS

# \$175,000



- Mature Pine & Hardwoods
- Deer and Turkey
- Established Food Plot
- Two Creeks with Bridges
- Accessed by Deeded Easement
- Power and Water
- Pole Barn
- 25 Miles from Madison, MS

Directions from Flora, MS: From the intersection of HWY 49 and HWY 22 in Flora, drive north for 0.8 miles. Turn left onto Cox Ferry Road and in 6.8 miles, turn right onto Joe Hall Road. In 1.7 miles, the property gate for the easement will be on your left.



*call me today!*

**ADAM HESTER**, REALTOR®

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell



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Information is believed to be accurate but not guaranteed.





This is the needle in the haystack! Located in Madison County off Joe Hall Road near Flora, MS, this 27.06± acre tract is ideal for hunting and weekend getaways. The property is accessed by a 50-foot deeded easement with power and water in place!

The property offers a pole barn, established trails, two creeks with bridges, one food plot and rolling terrain. The timber consists of approximately 7± acres of large, mature pine with the remaining acreage being gorgeous hardwoods. From a hunting standpoint, this property gives you the opportunity to target trophy whitetail and turkey.

Whether you are looking for a small hunting tract, a place for the family to enjoy, or somewhere to get away from the world's chaos...this property is worth a look!



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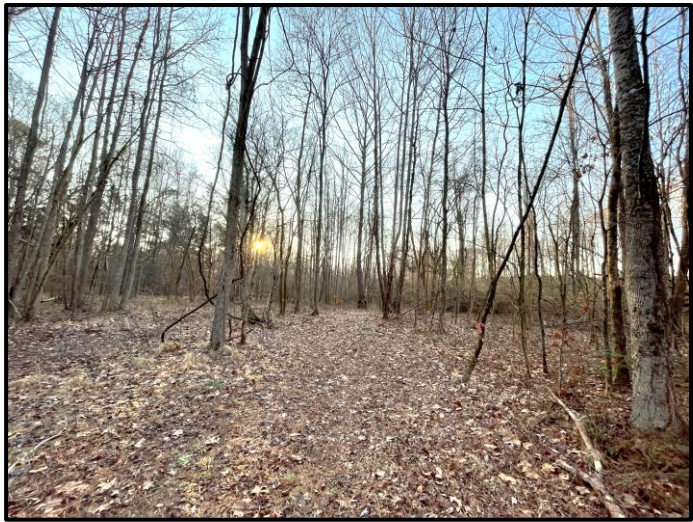
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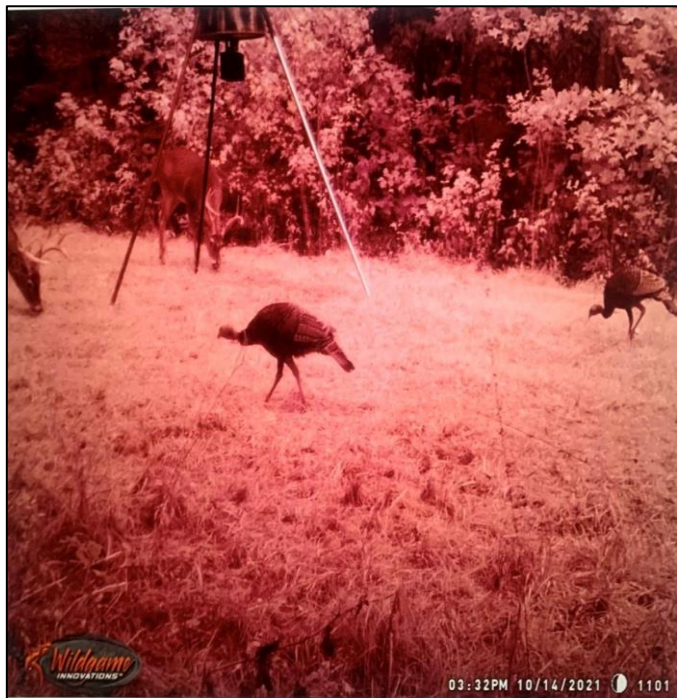
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32.518200, -90.445730

27.06± Acres

Aerial Map



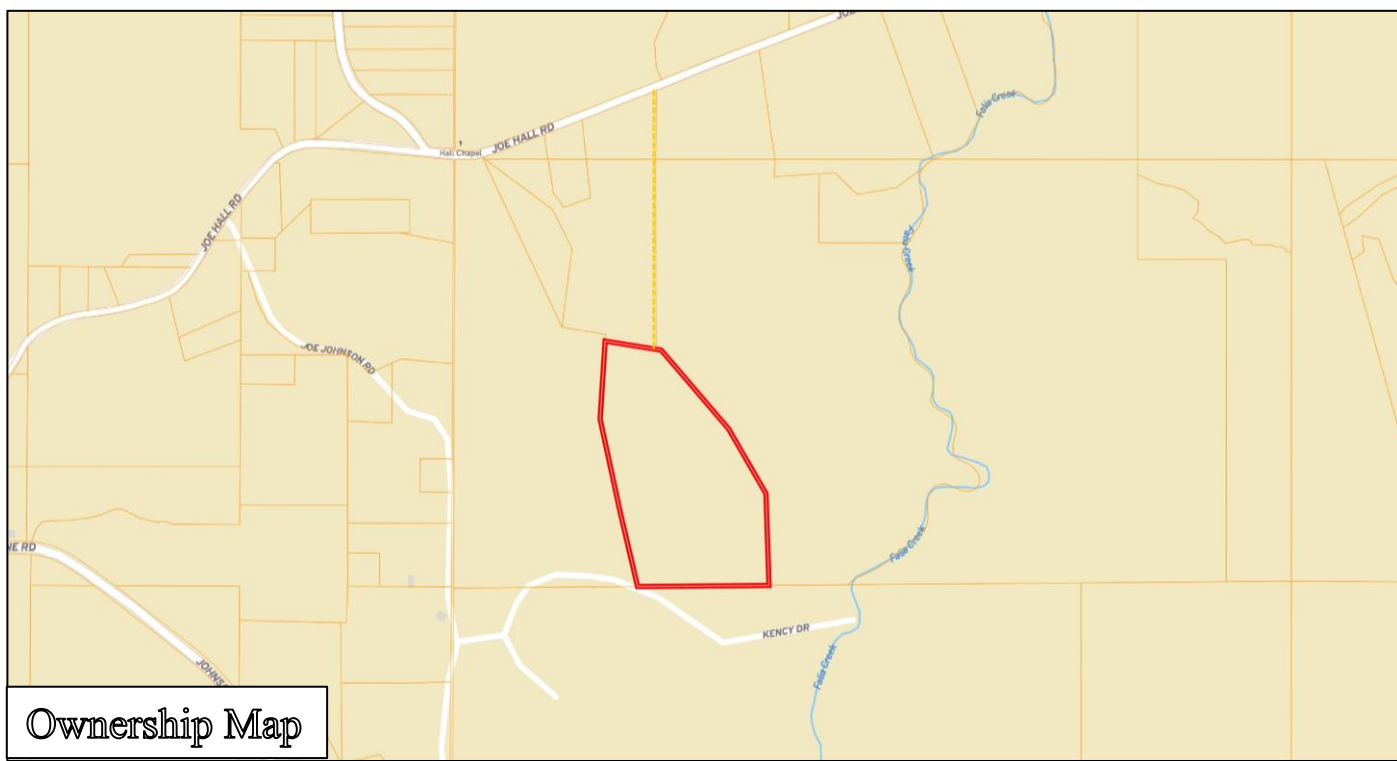
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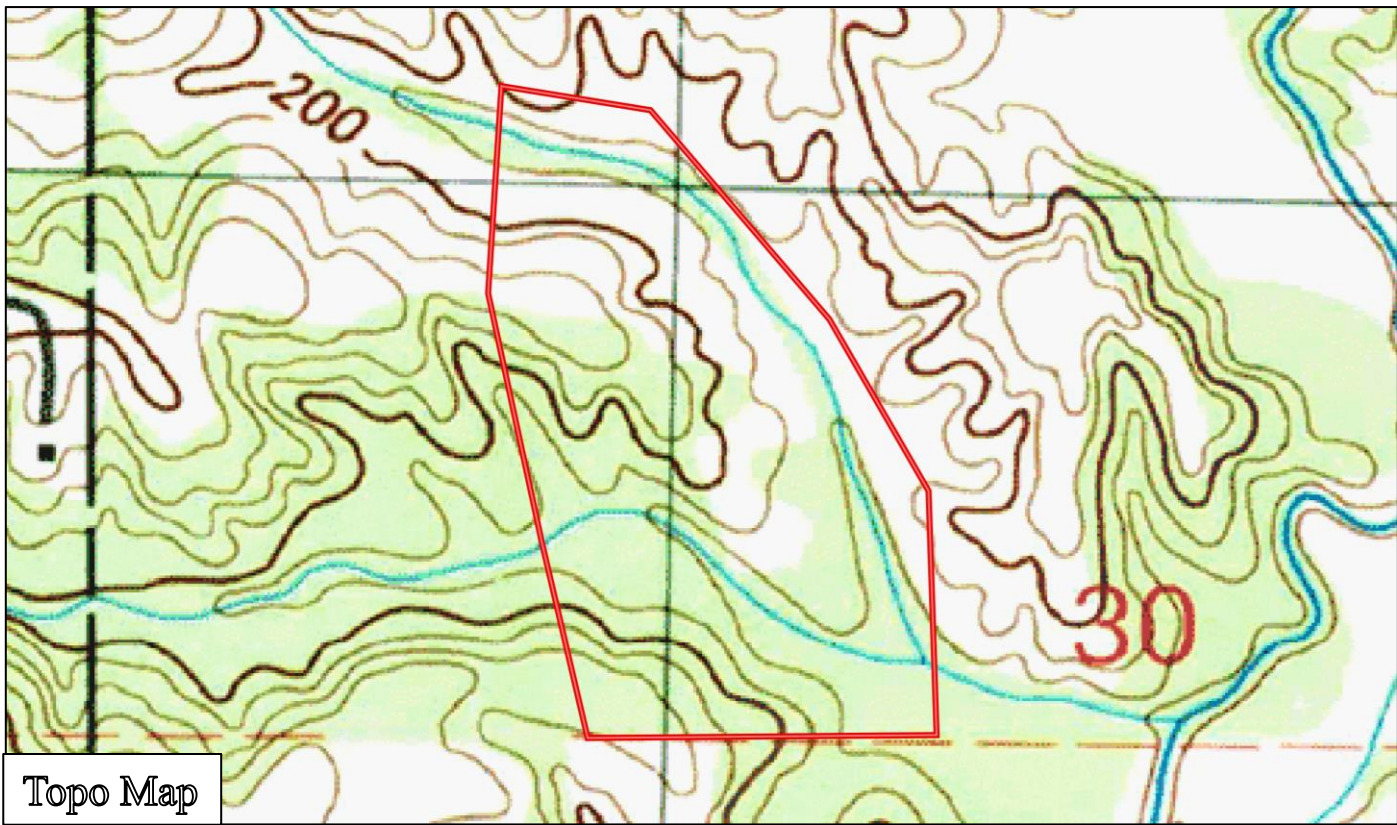
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Ownership Map



Topo Map

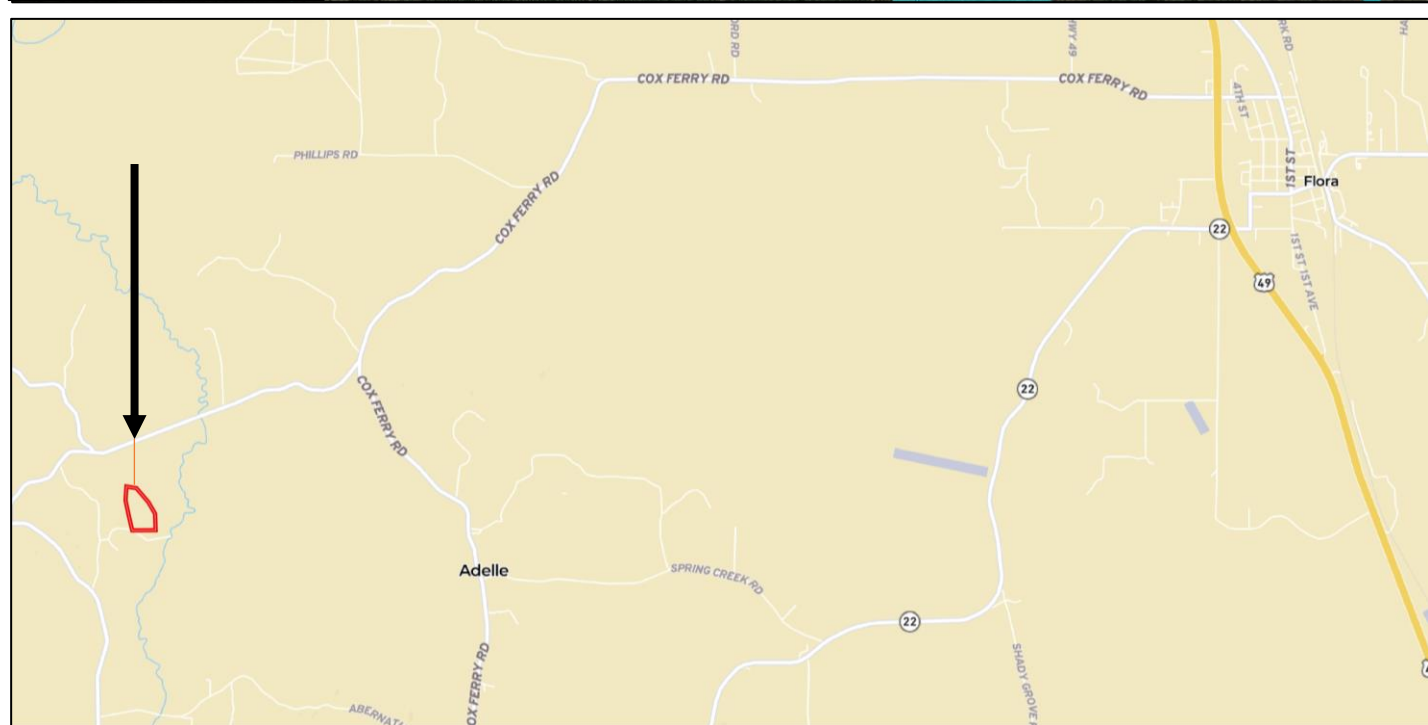
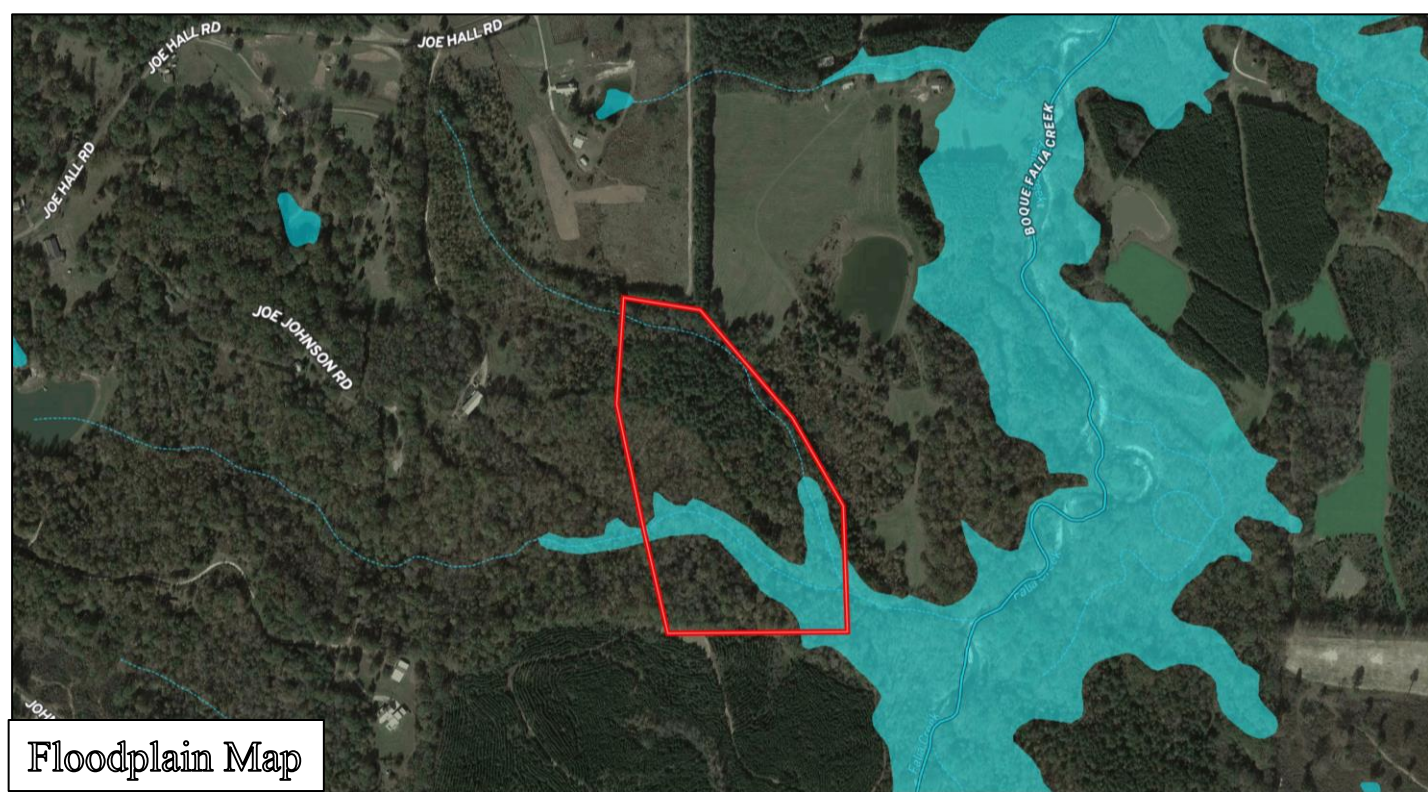


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