

Build your dream home!

20+/- Acres in Madison County, MS



\$320,000



Directions from Flora, MS: From the intersection of MS-22E/Canton-Flora Road and Kearney Park Road travel north on Kearny Park Road for 3.3 miles. Turn right on Livingston Vernon Road and travel for 2.0 miles. Turn left onto Lep Childress Road and continue for 0.3 miles. Turn left at the first cross street onto Willow Way and travel for 0.3 miles. The property is located on the left.

[Click HERE for Google Maps](#)



#SellingSippi
Call me today!

Steve Martens, Land Realtor®
Steve@TomSmithLand.com
(601) 573 - 2962 cell | (601) 898 - 2772 office
112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com

Welcome to The Flora 20, country living just over 2 miles northeast of Flora, MS in Madison County! This property offers the perfect mix of open pasture upfront with scattered oaks along Cane Creek in the back. As you pull up on Willow Way Road (paved), you will notice a nice crown that would make a beautiful homesite overlooking your own mini-farm. The property enjoys over 700± frontage, so picking a driveway area should be easy. If on your list, the topography on the back south end could possibly support a pond. You will also find a good clearing in the oaks that would make a beautiful wildlife plot for your homeplace hunting needs or wildlife watching (deer were bedded there on initial inspection). Now for Cane Creek; it's deep, lined with big timber, and gravel bottomed in some areas. You will likely have a hard time keeping the kids or grandkids out of it. It's usually hard to find this type of diversity on a 20± acre tract, especially only a few minutes from Flora and 30 minutes from Madison. If you have been waiting on property that would make your perfect country living setting, come take a look at The Flora 20 today. Call Steve Martens for your private showing! 2020 taxes were \$202.38



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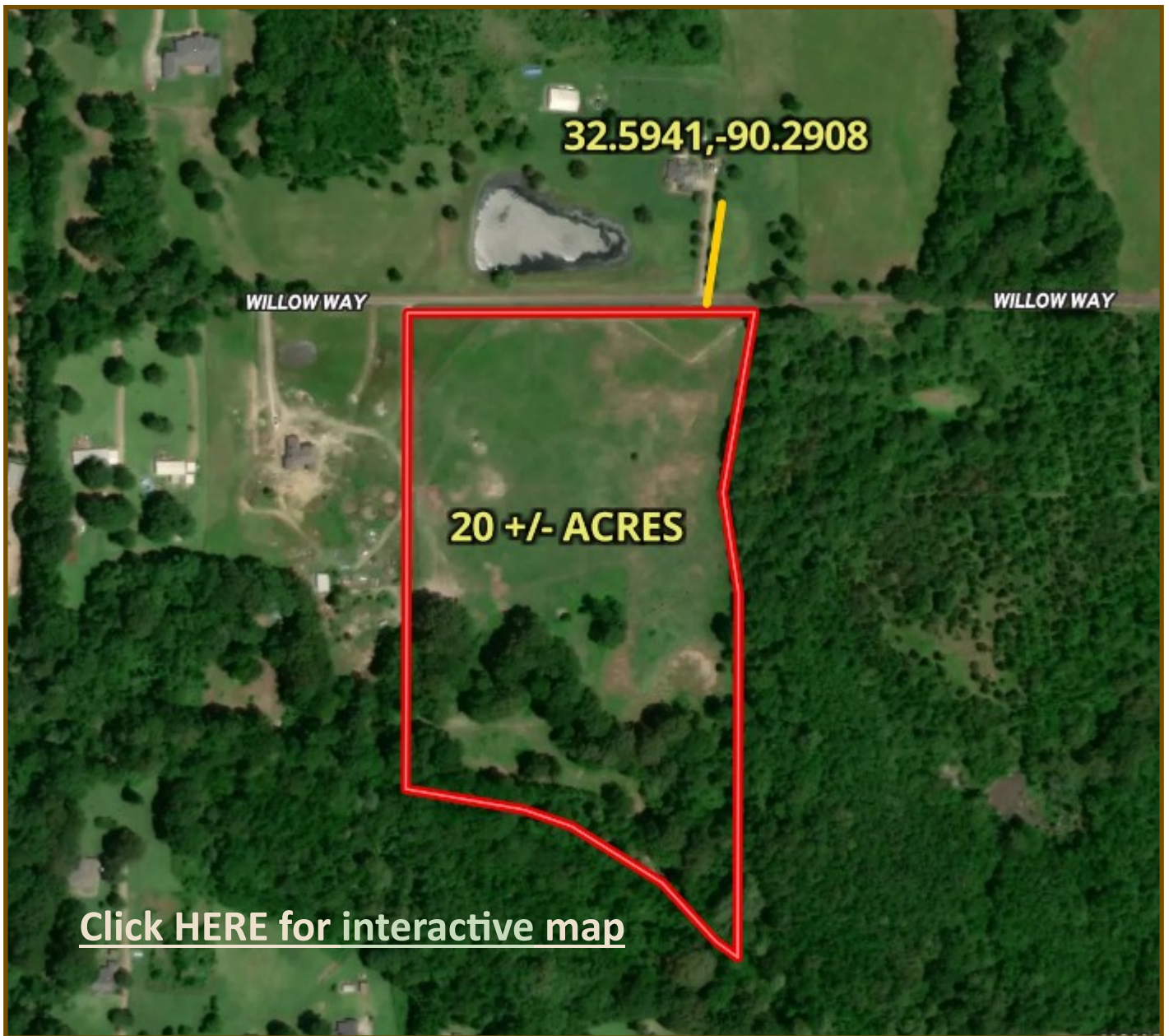
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AERIAL MAP



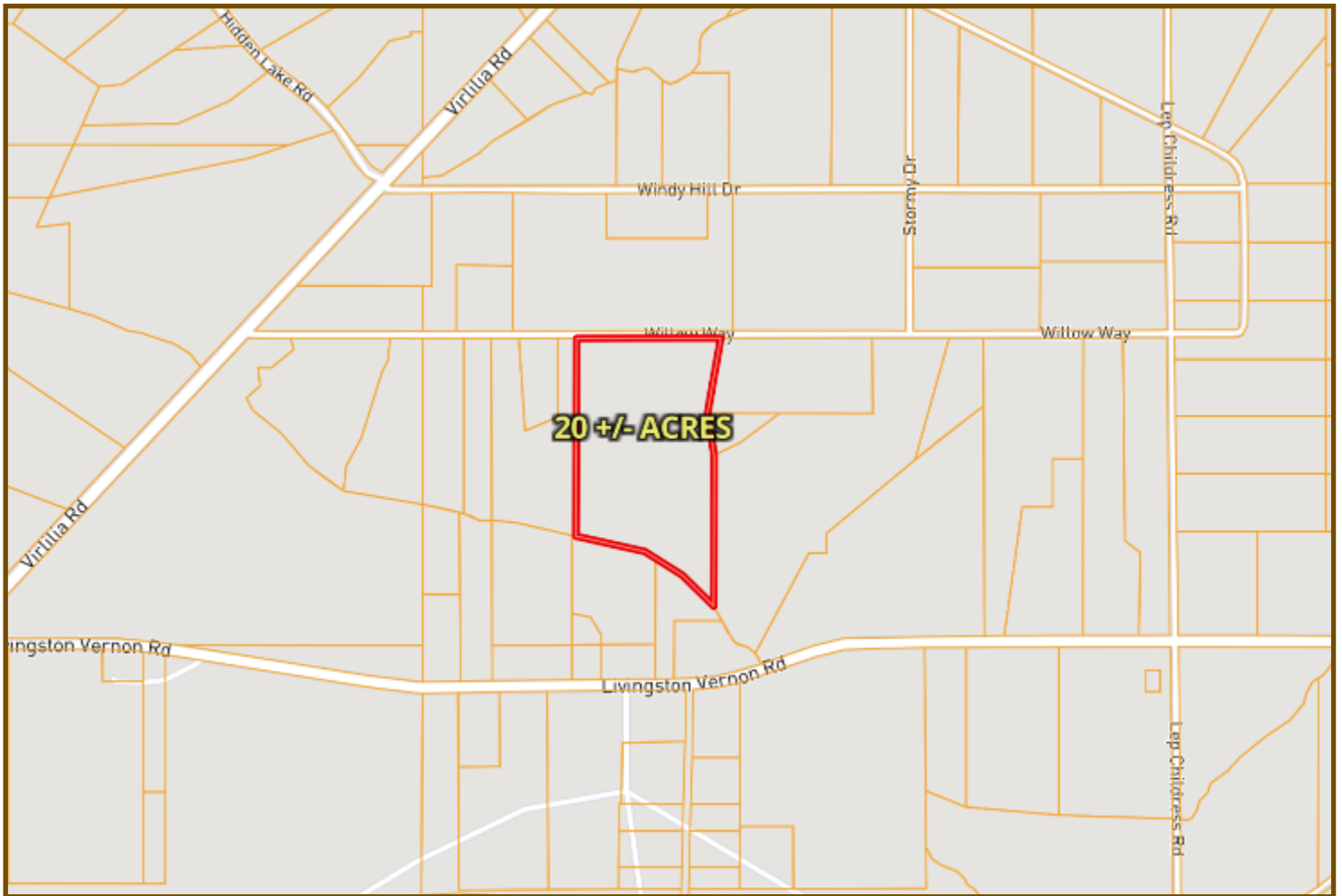
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OWNERSHIP MAP



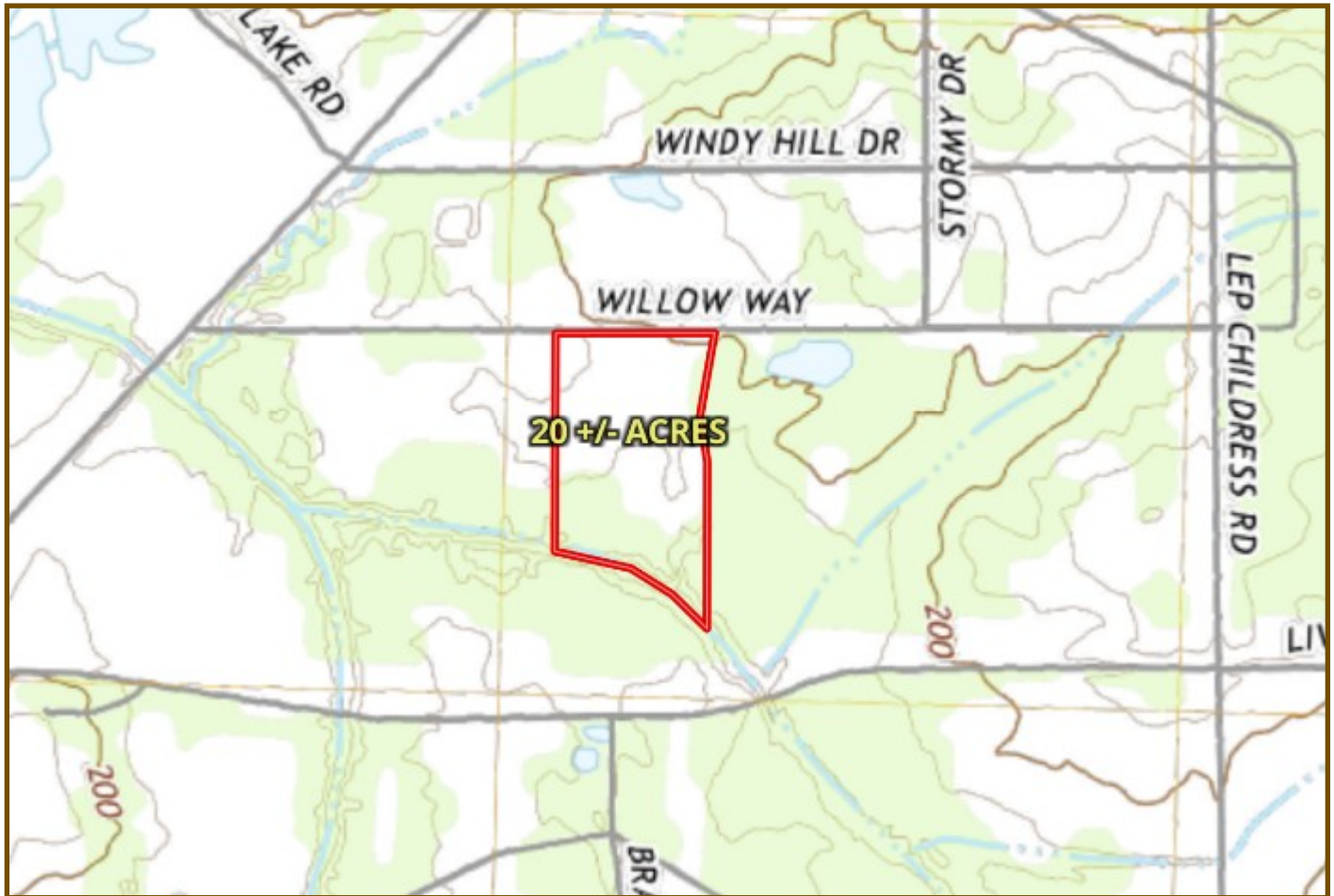
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TOPOGRAPHICAL MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ar	Ariel silt loam	10.96	55.8	0	76	2w
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	7.1	36.15	0	48	2e
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	1.29	6.57	0	46	4e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	0.29	1.48	0	55	3e
TOTALS		19.64()	100%	-	63.6	2.15



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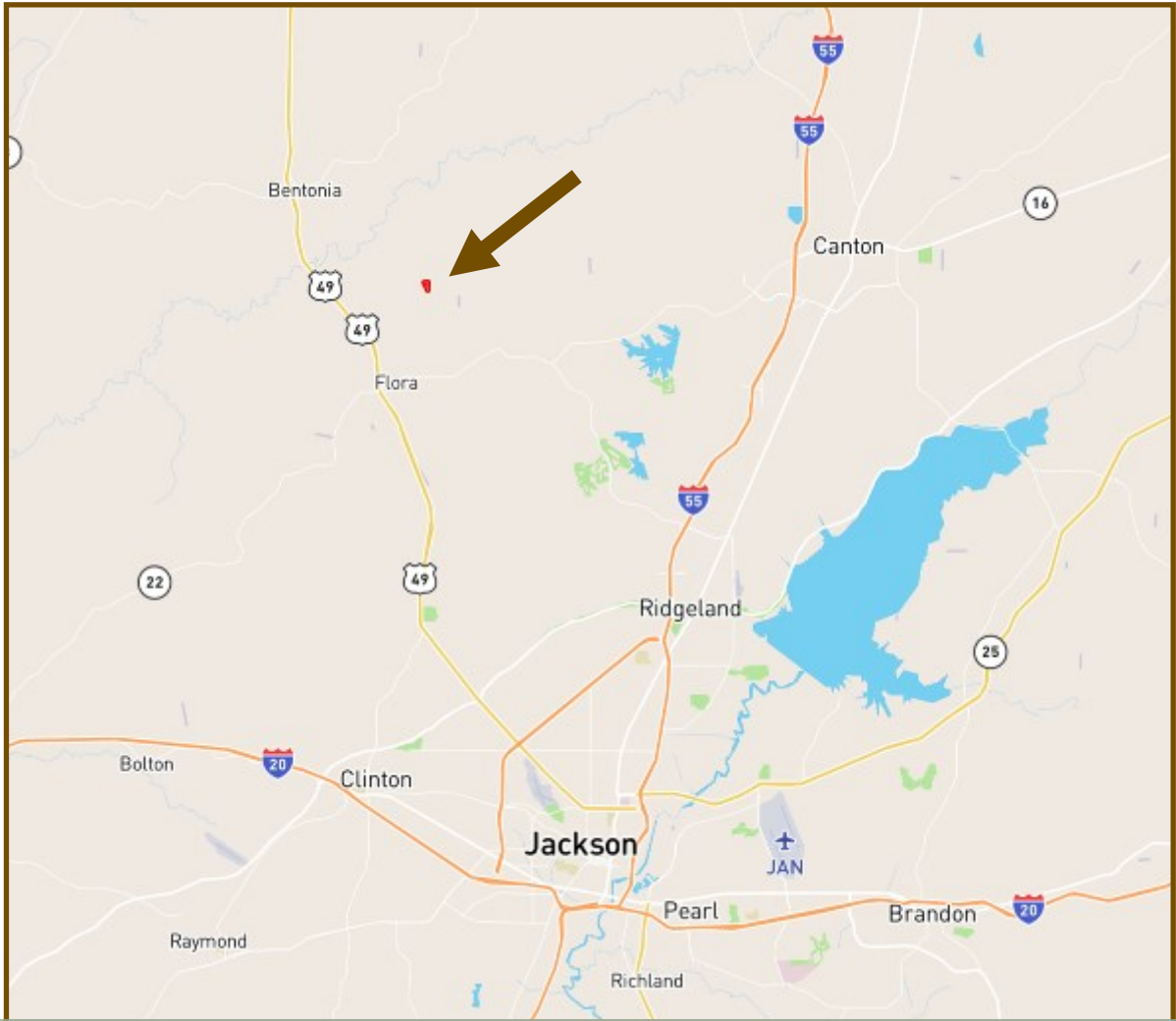
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DIRECTIONAL MAP



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