

Offered at \$198,500

36 ± Acres Madison, MS

HUNTING + RECREATIONAL

DIRECTIONS: From the intersection of Hwy 49 and Hwy 22 in Flora, MS, drive North .68 miles to Cox Ferry Rd. Turn left on Cox Ferry Rd. and travel 9.75 miles and the property is on your left.



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



You better look quick! This 36 +/- acres in Madison County near the growing town of Flora, MS won't last long. If you're looking for country living close to town, within the Madison County school district, this is it. You and your friends and family can enjoy hunting and fishing year-round, plus the perks of timber. This tract is ready for your dream home with road frontage and electricity available. There are several possible home sites available where you can choose the views you've always wanted.



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This property is
waiting for you to
enjoy...



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Aerial Map

[Click HERE for interactive map](#)

32.4883,-90.4083

36 +/- ACRES

main road

*36 +/- Acres in Madison Co., MS
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Soil Map



| Boundary 35.85 ac | | | | | | |
|-------------------|---|----------|--------|---------------|---------------------|------------------|
| CODE | DESCRIPTION | ACRES | % | CPI | NOCPI | CAP |
| MEF3 | Memphis silt loam, 12 to 40 percent slopes, severely eroded | 16.85 | 47% | - | 18 | 7e |
| MH | Memphis-Udorthentic complex, gullied | 7.04 | 19.54% | - | 19 | 6e |
| RE | Redman silt loam, 0 to 2 percent slopes, occasionally flooded | 5.57 | 15.54% | - | 86 | 2w |
| MEC2 | Memphis silt loam, 5 to 8 percent slopes, eroded | 4.54 | 12.66% | - | 82 | 3e |
| MEC2 | Memphis silt loam, 12 to 40 percent slopes, eroded | 1.05 | 2.93% | - | 19 | 7e |
| MN | Memphis-Natchez Redman association, hilly | 0.8 | 2.23% | - | 41 | 7e |
| Totals | | 35.85 ac | | @ CPI Average | 37.41 NOCPI Average | 5.52 Cap Average |



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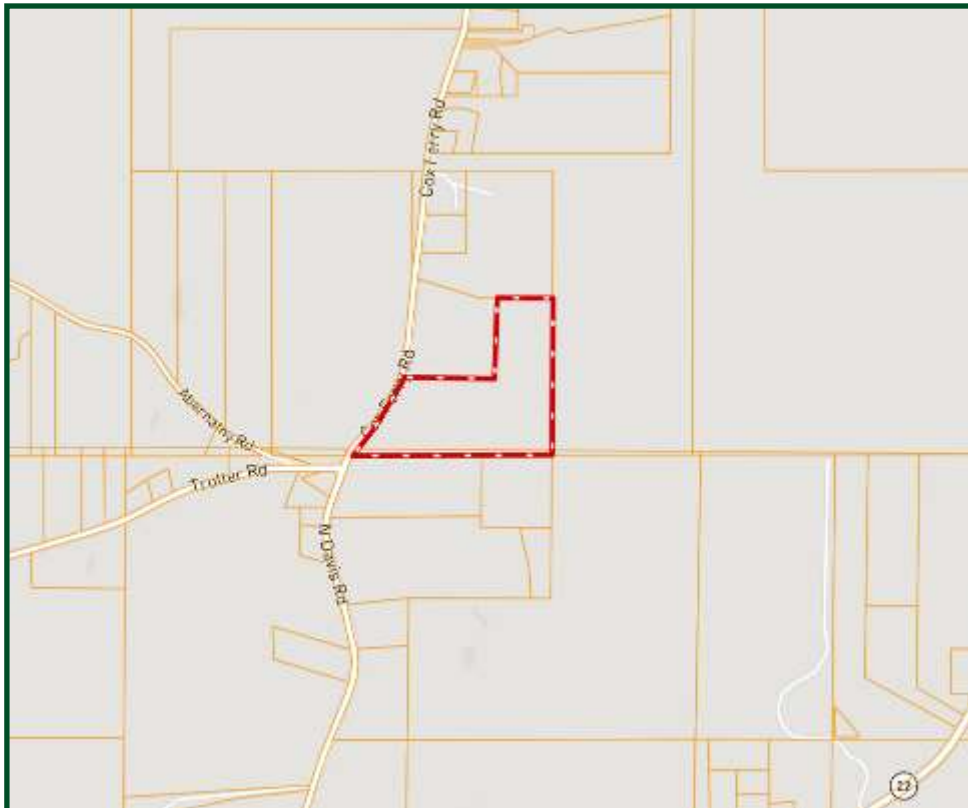
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Topographical & Ownership Maps



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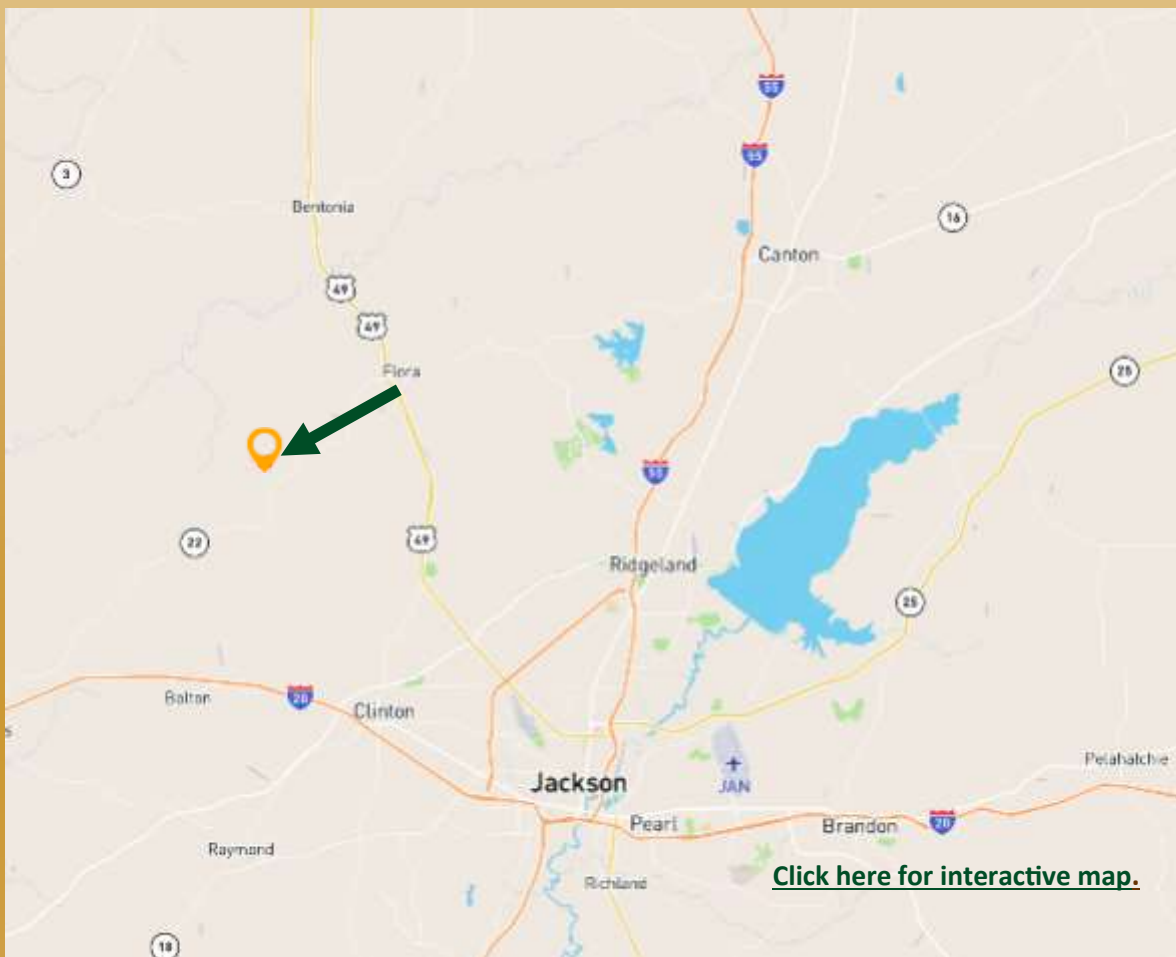
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Directional Map



[Click here for interactive map.](#)

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