

80+/- Acres of Hardwoods in Franklin County, MS



\$236,000

If you are looking for a mature tract of hardwoods, look no further than this 80+/- acres situated in Franklin and Lincoln County, MS. The beautiful hardwood bottoms are loaded with just about every type of oak tree you can think of, and the towering white oaks are the main attraction. Two year-round branches weave through the property, and the addition of two ponds make this a fantastic recreational property. Turkey and deer sign is abundant. The land surrounding this fantastic tract has been harvested for timber, leaving this as the only mature forest in hundreds of acres. This exceptional hardwood tract provides the perfect backdrop for your recreational dreams to come true. Call Clif Cannon Today!

Directions from McCall Creek Grocery in McCall Creek, MS: Travel south on Burt Jordan Road for .7 miles. Turn left onto Bill Lofton Road and travel for 4.6 miles. Turn left onto Patrick Road and travel for .3 miles. The property starts at the gate.



call me today!

CLIF CANNON, REALTOR®

Clif@TomSmithLand.com

601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



CLIF CANNON, REALTOR®

Clif@TomSmithLand.com

601.990.5070 office | 601.565.1070 cell

Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



CLIF CANNON, REALTOR®

Clif@TomSmithLand.com

601.990.5070 office | 601.565.1070 cell

Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Aerial Map

80+/- Acres

[Click here for interactive map](#)

31.4734, -90.6372

Topographic Map

CLIF CANNON, REALTOR®

Clif@TomSmithLand.com

601.990.5070 office | 601.565.1070 cell

**Tom
Smith
LAND AND
HOMES**

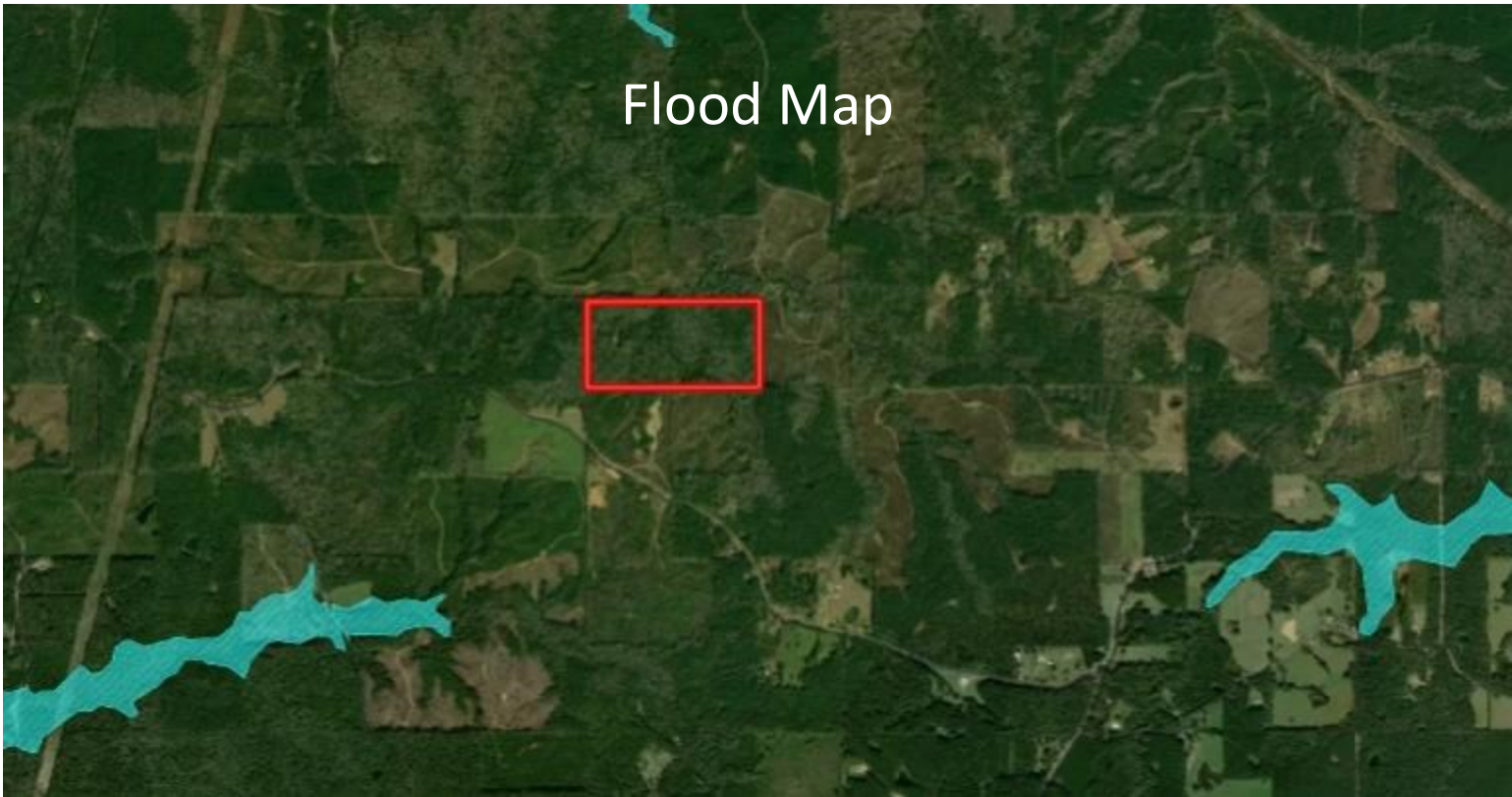
Expect More. Get More.

2011-2020
BEST
BROKERAGES

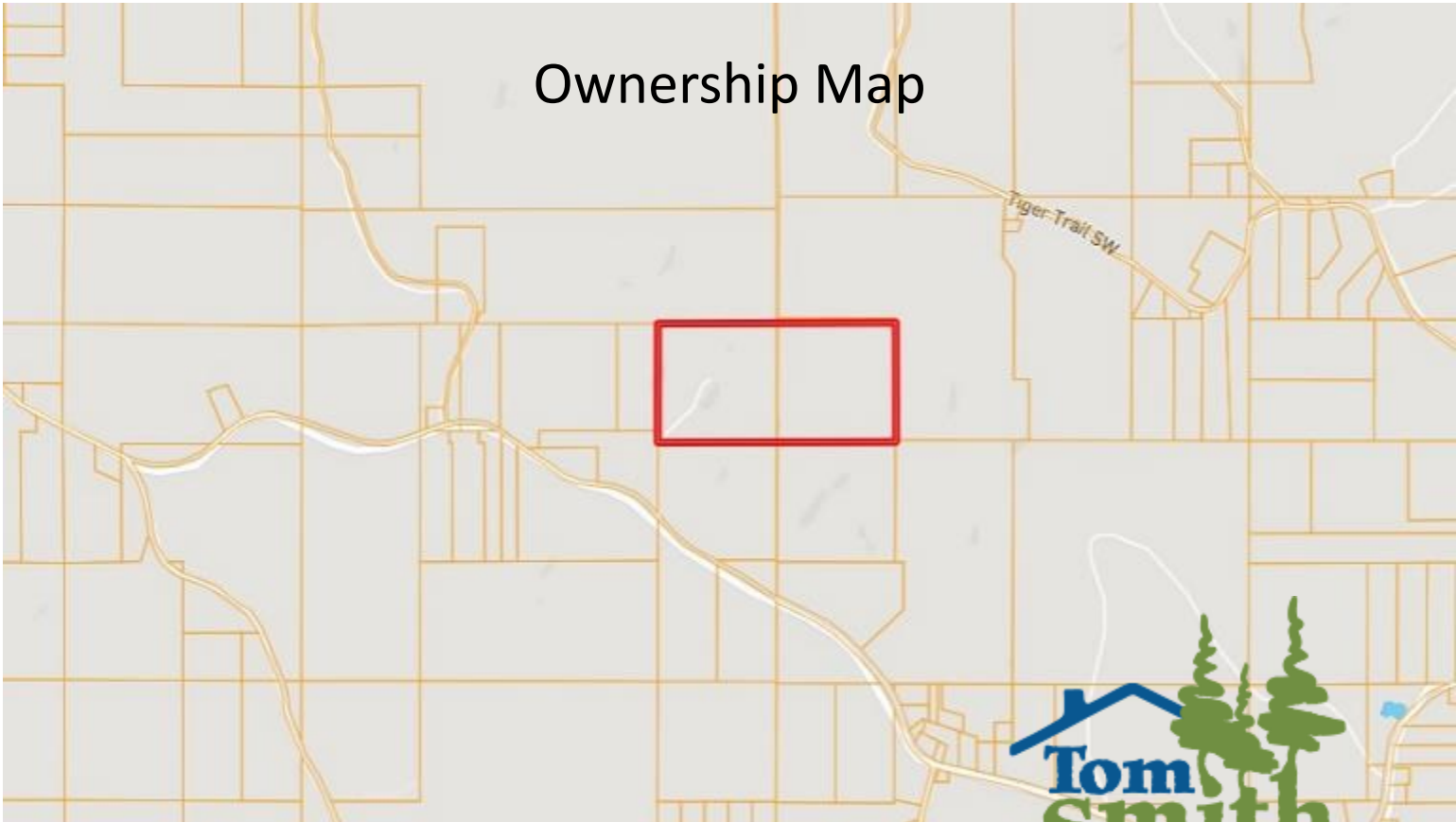
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Flood Map



Ownership Map



CLIF CANNON, REALTOR®

Clif@TomSmithLand.com

601.990.5070 office | 601.565.1070 cell



Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directional Map

Directions from McCall Creek Grocery in McCall Creek, MS: Travel south on Burt Jordan Road for .7 miles. Turn left onto Bill Lofton Road and travel for 4.6 miles. Turn left onto Patrick Road and travel for .3 miles. The property starts at the gate.

000 Patrick Road McCall Creek, MS 39647



CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.