

32.9+/- ACRE HUNTING TRACT COVINGTON COUNTY, MS



\$98,000

Directions from Collins, MS:

From Highway 49 in Collins, travel west on Highway 84 for approximately 9.1 miles.

Turn right onto Ethel Road.

The property is on the right!

Call me today!

JEFF CUNDALL, REALTOR®

Jeff@TomSmithLand.com

601.898.2772 **office** | 601.331.7776 **cell**



Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

This 32.9+/- acre recreational tract in Covington County is easy to access off of Highway 84. Several years into natural regen, the property has created some prime bedding areas for the wildlife population. The property offers multiple areas ready to set up food plots and has two right-of-ways for power and pipeline that intersect. There should be no problems spotting the deer. Water and electricity nearby and road frontage with Hwy 84 provides development potential.

For more details contact Jeff today!



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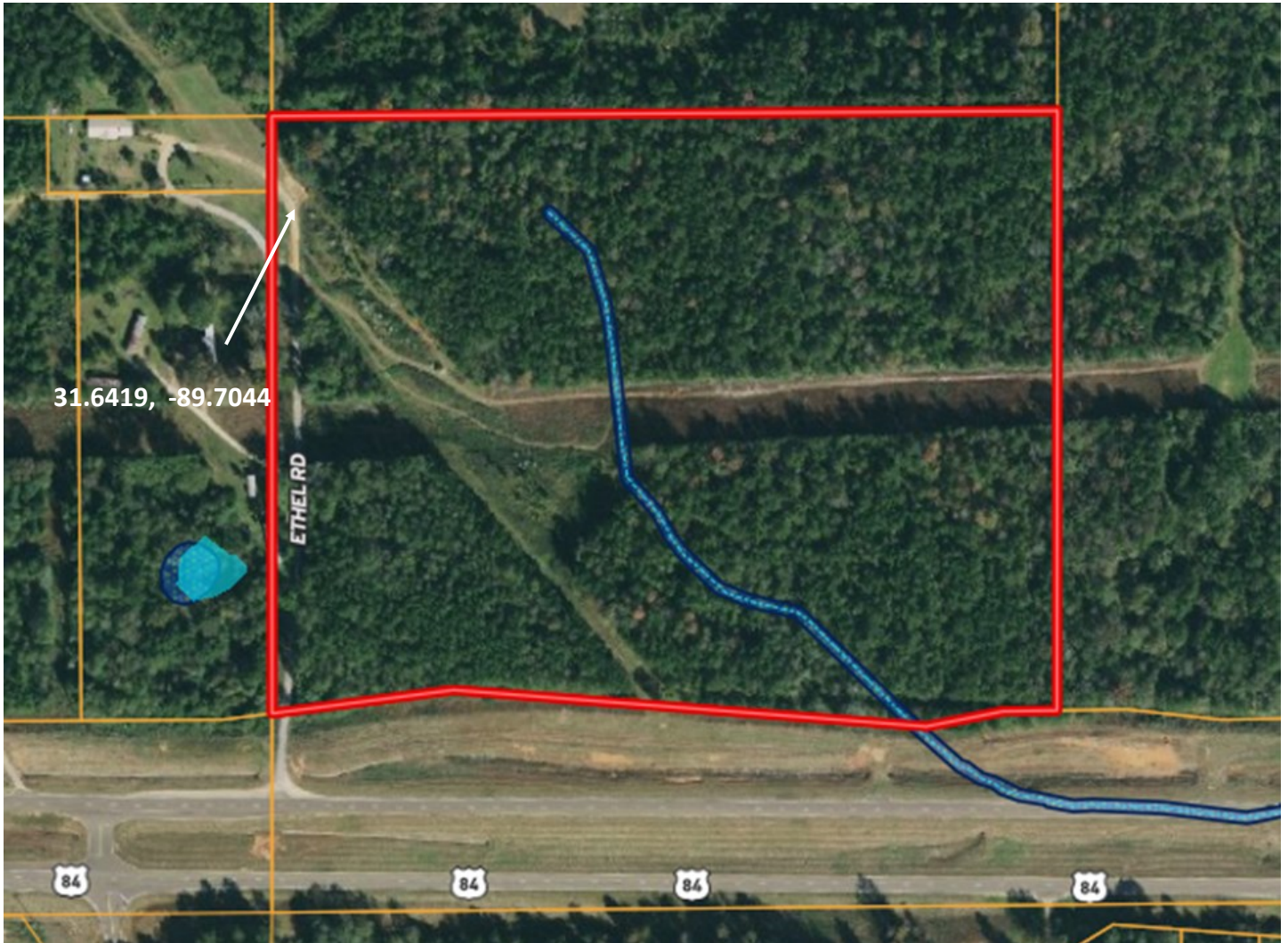
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AERIAL MAP



[Click Here for Interactive Map](#)

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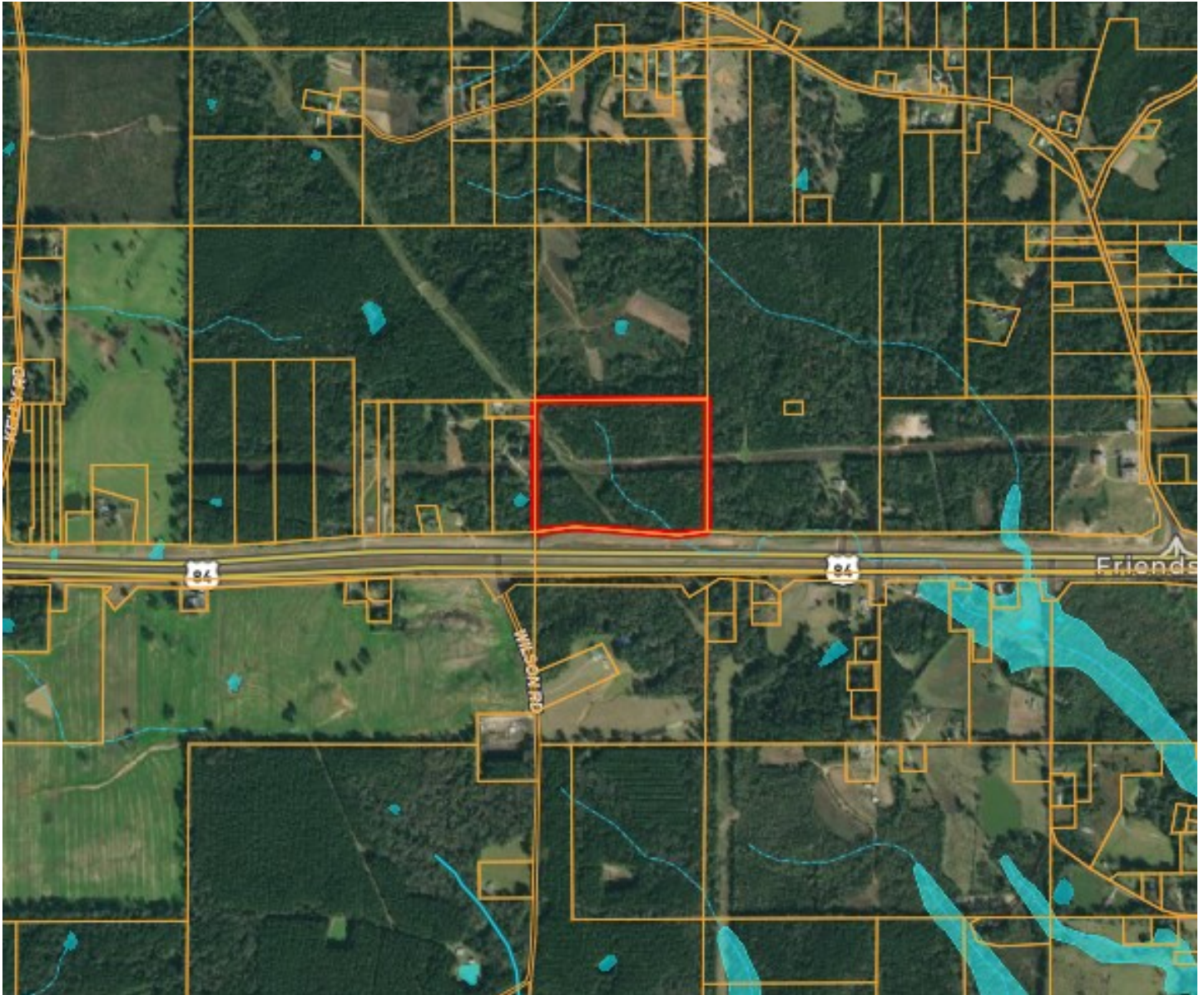
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OWNERSHIP/FLOOD MAP



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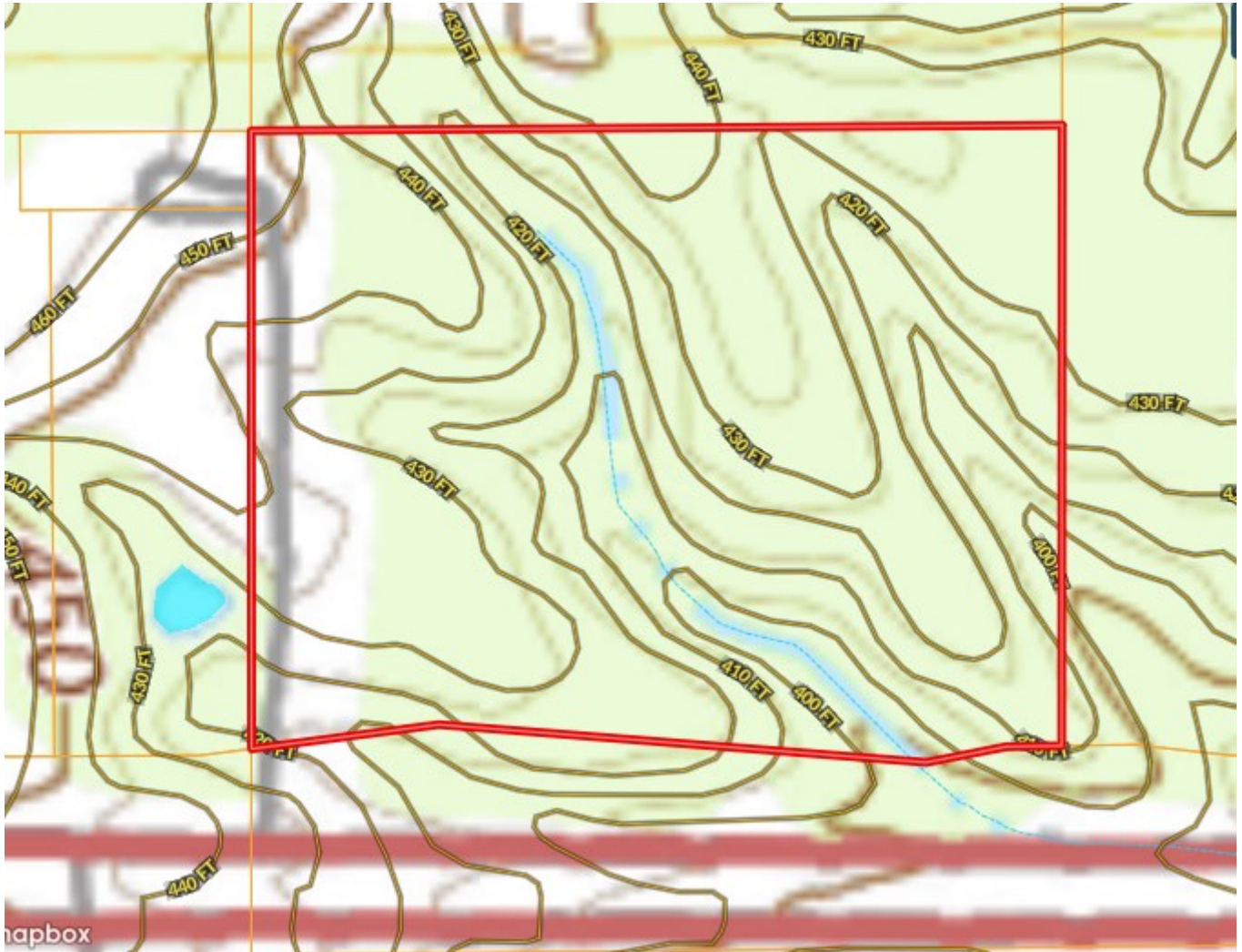
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TOPO MAP



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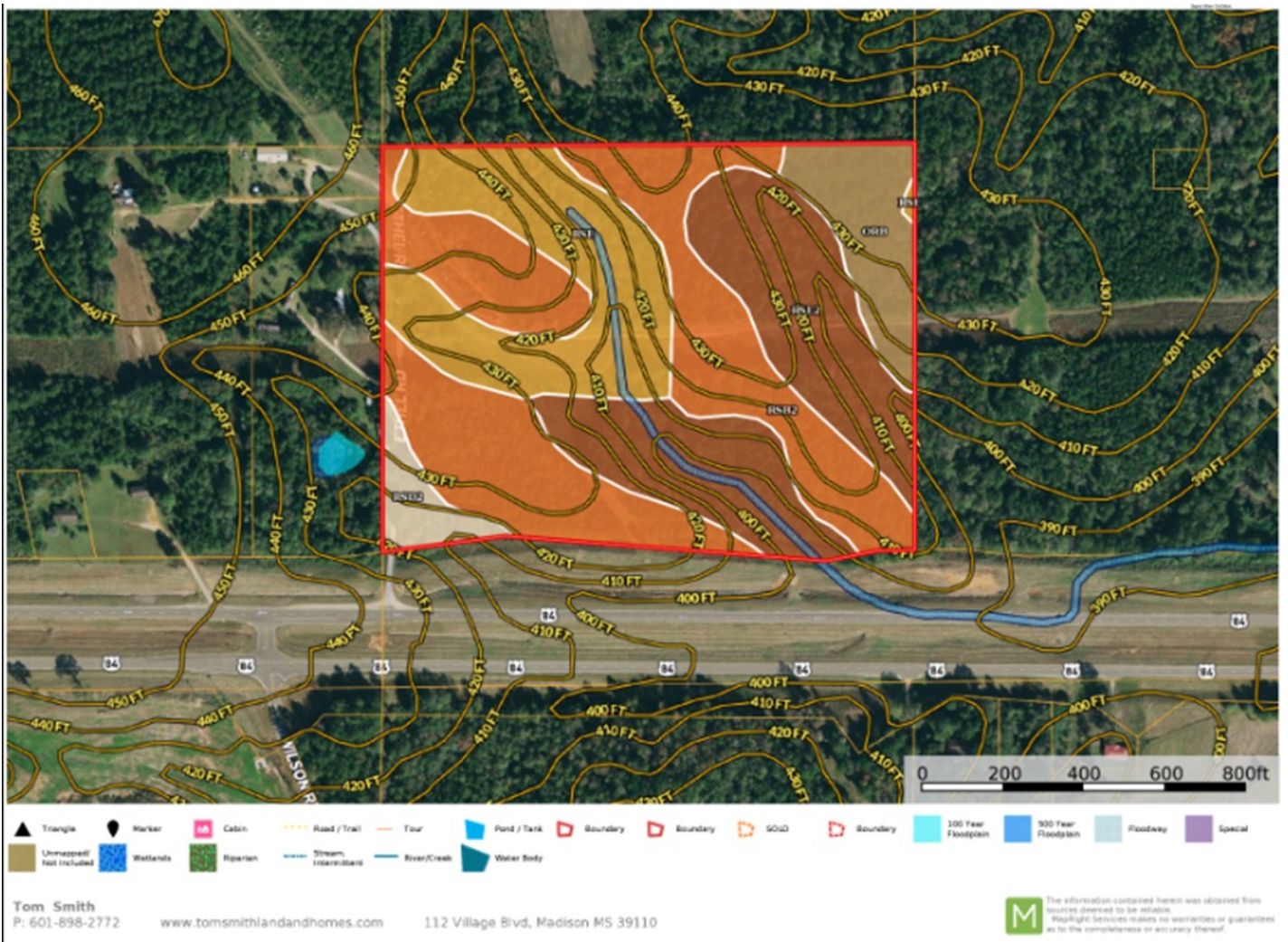
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RsB2	Ruston fine sandy loam, 2 to 5 percent slopes, moderately eroded	11.77	39.05	0	57	2e
RsE2	Ruston fine sandy loam, 12 to 17 percent slopes, eroded (smithdale)	8.44	28.0	0	50	6e
RsE	Ruston fine sandy loam, 12 to 17 percent slopes (smithdale)	6.33	21.0	0	53	6e
OrB	Ora fine sandy loam, 2 to 5 percent slopes	2.53	8.39	0	50	2e
RsD2	Ruston fine sandy loam, 8 to 12 percent slopes, eroded (smithdale)	1.08	3.58	0	53	4e
TOTALS		30.14(*)	100%	-	53.49	4.03

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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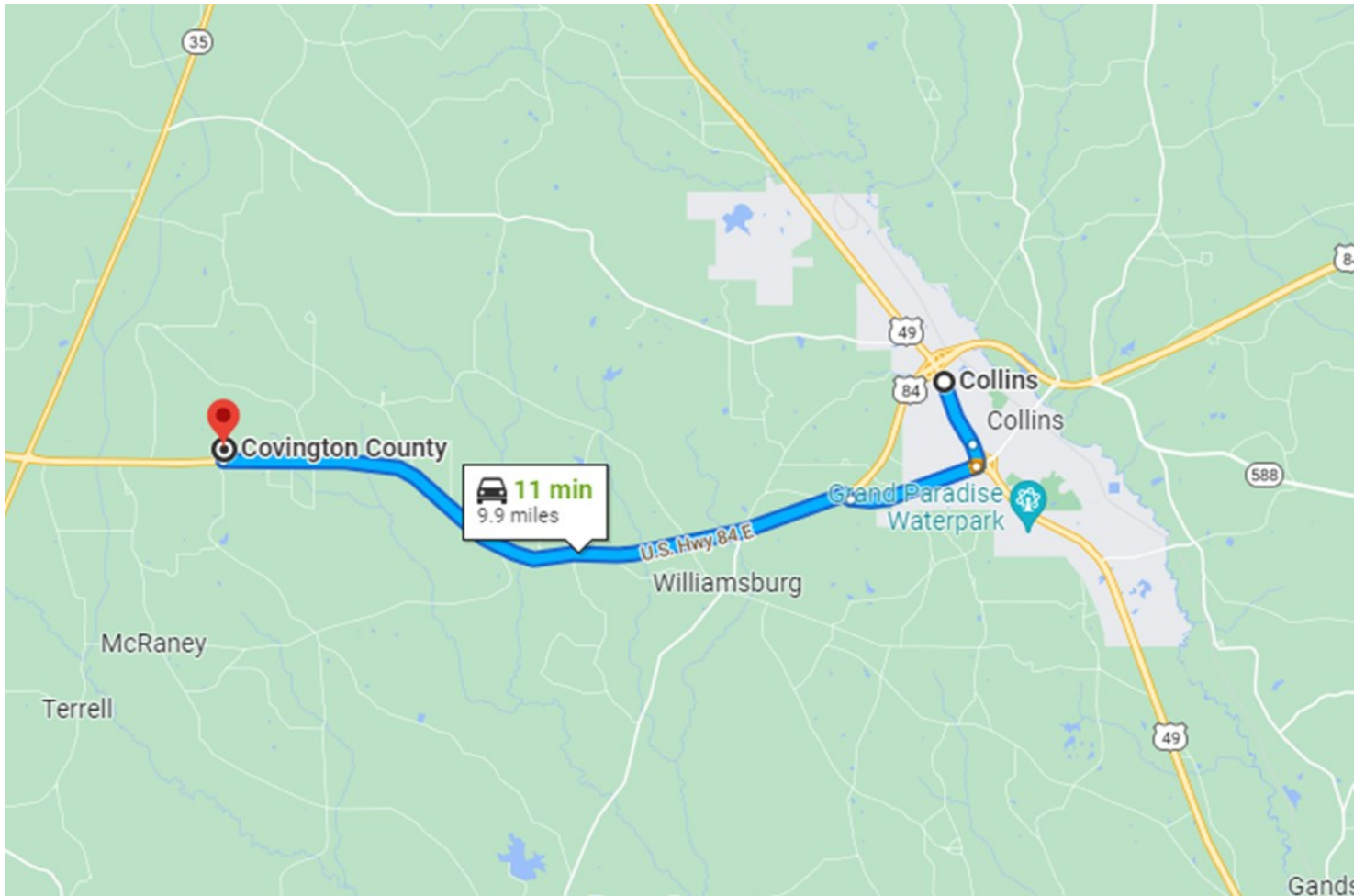
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DIRECTIONAL MAP



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