

32.9+/- ACRE HUNTING TRACT COVINGTON COUNTY, MS



This 32.9+/- acre recreational tract in Covington County, MS is easy to access off of Highway 84. Several years into natural regeneration, 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.

Contact Blake Sasser to schedule a tour today!

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!

BLAKE SASSER, REALTOR*
Blake@TomSmithLand.com
601.990.5070 office | 601.757.5027 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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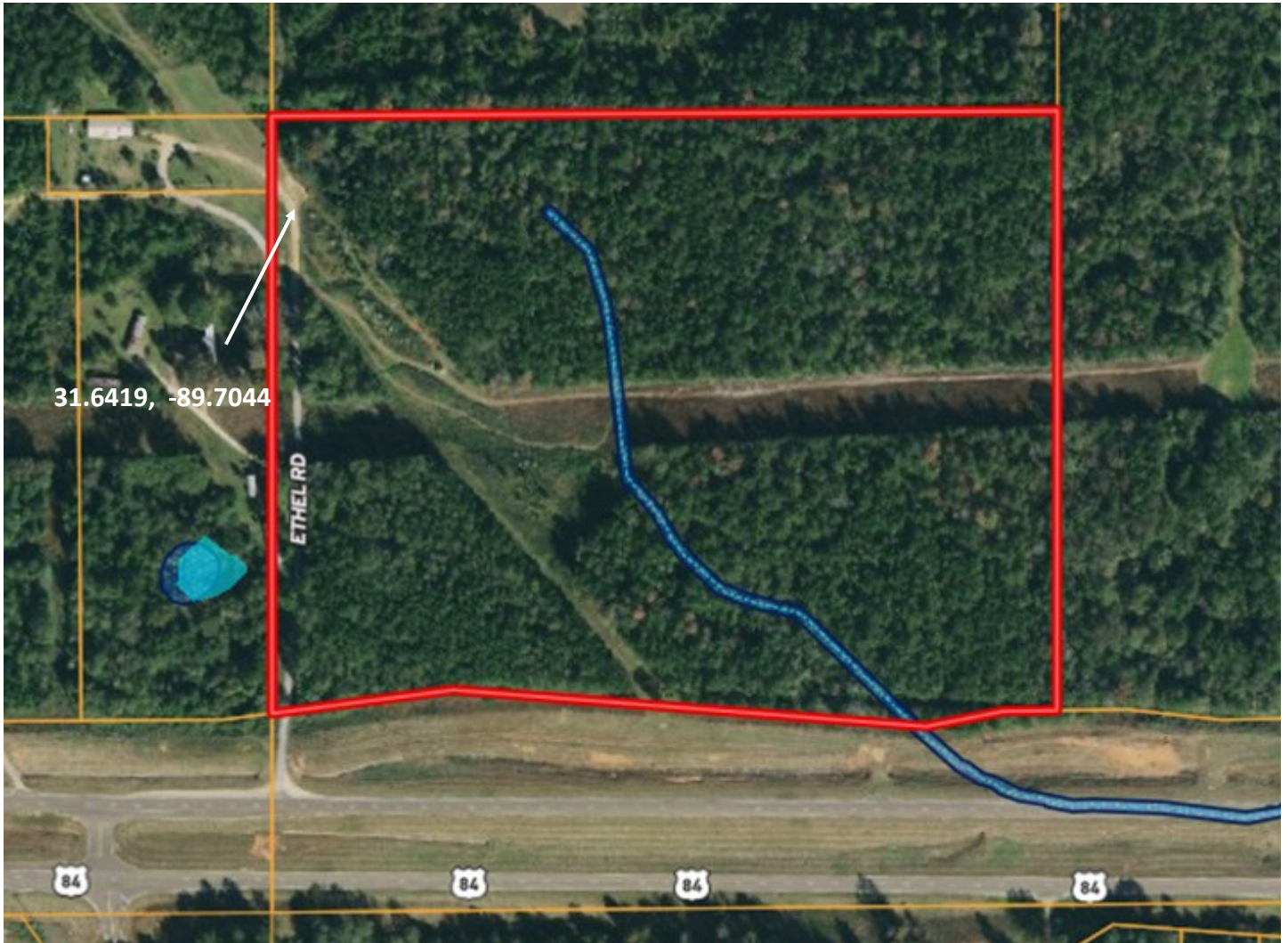
Expect More. Get More.

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AERIAL MAP



[Click Here for Interactive Map](#)

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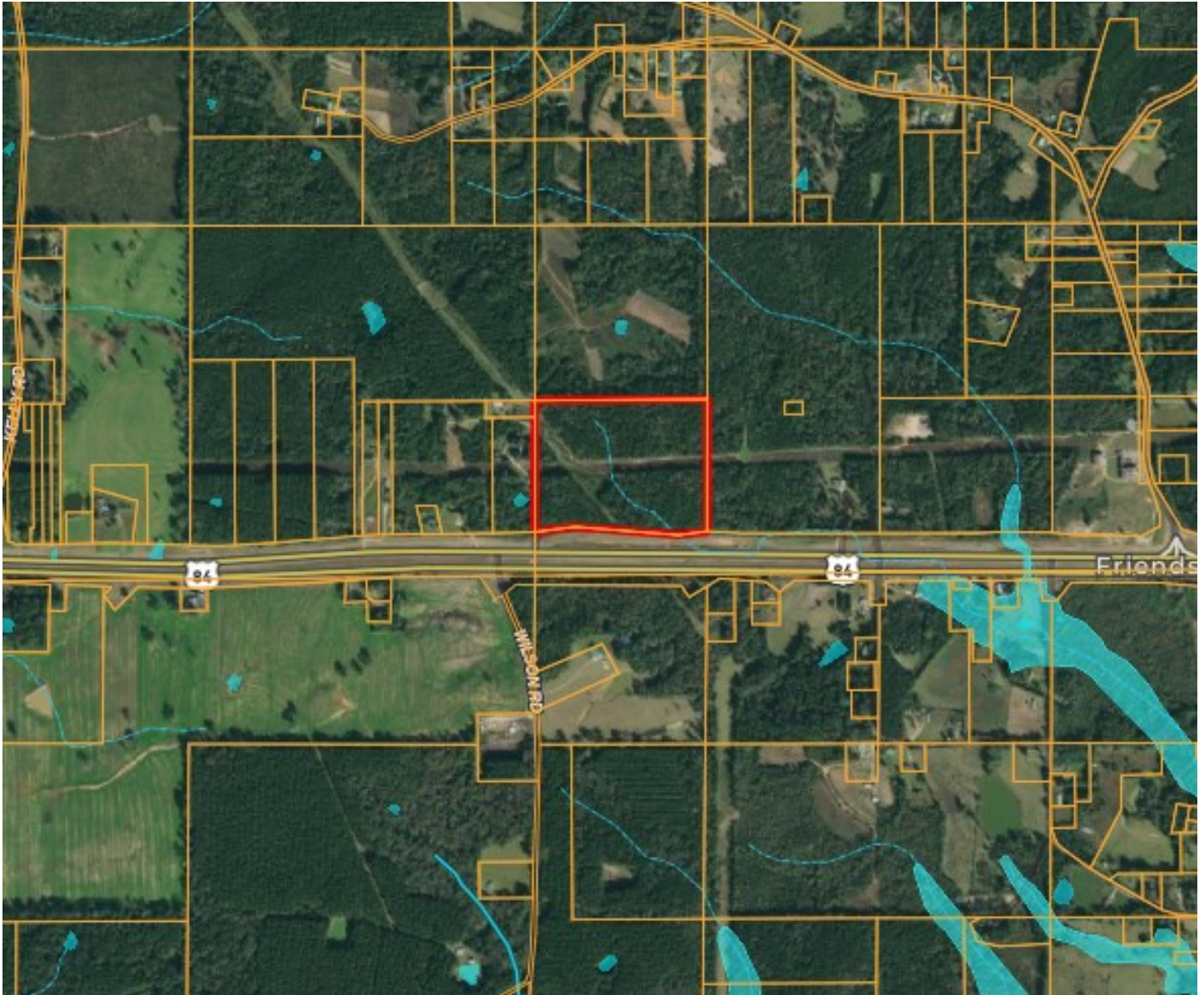


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OWNERSHIP/FLOOD



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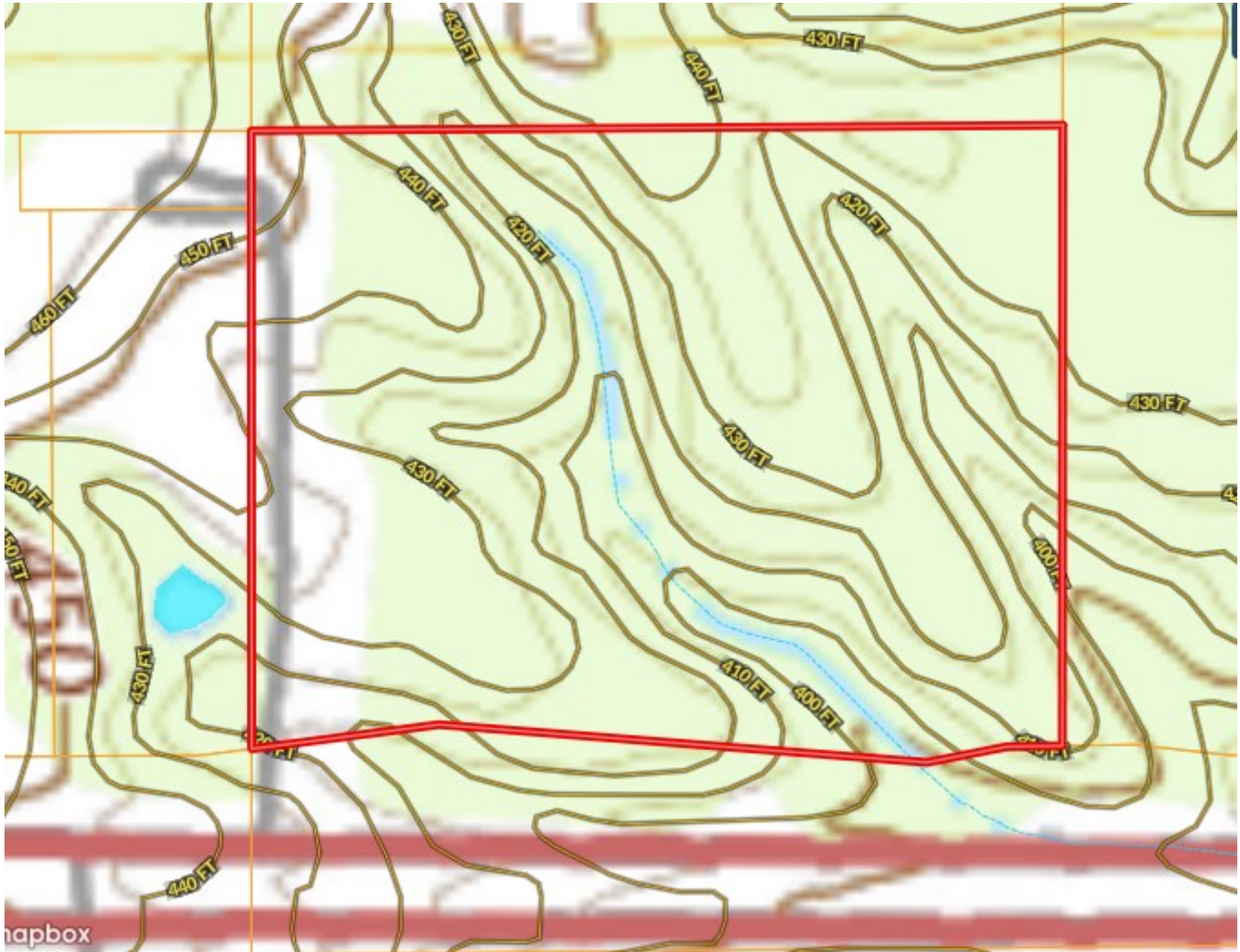


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TOPO MAP



Call me today!

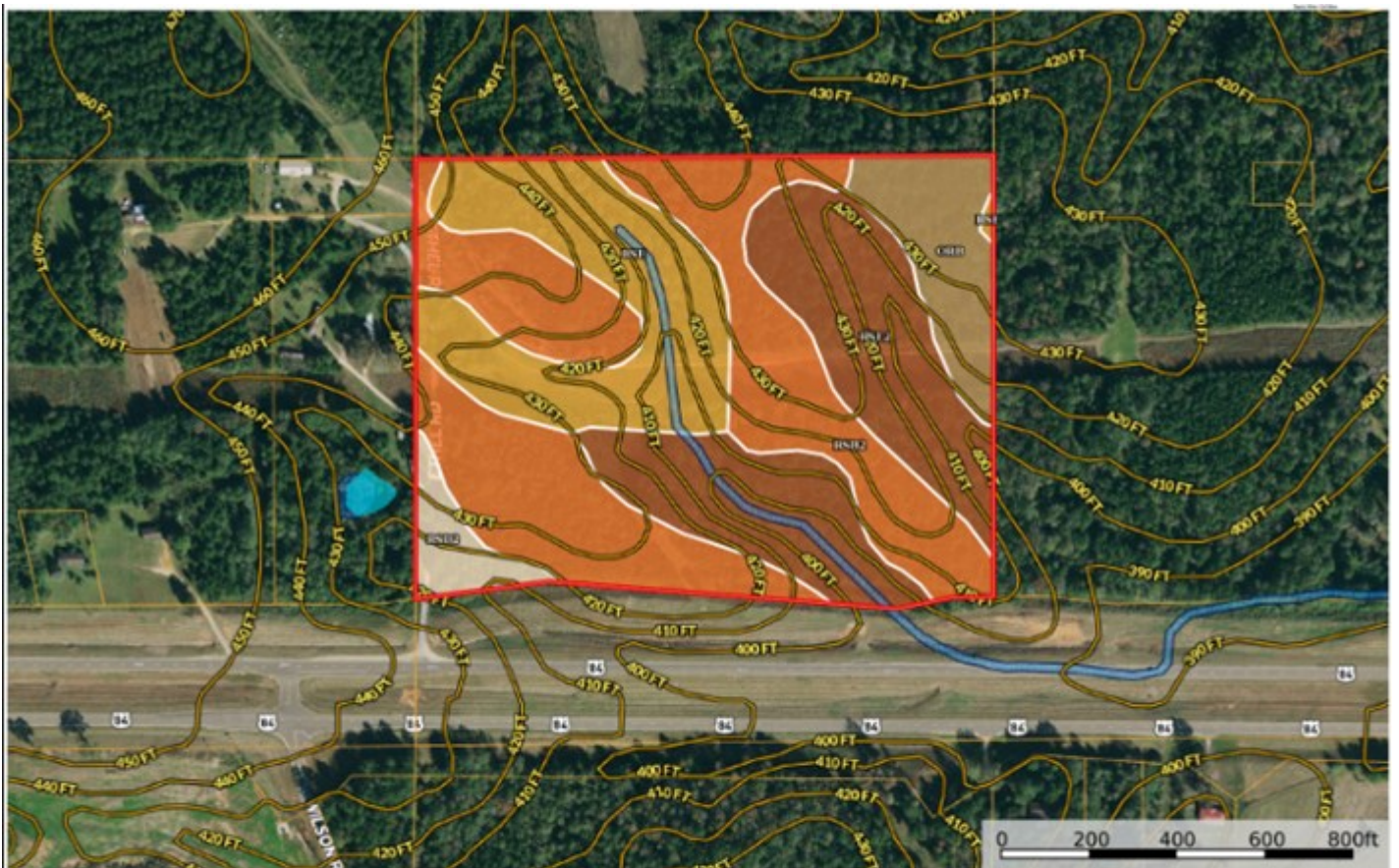
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SOIL MAP



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M The information contained herein was obtained from sources deemed to be reliable. Highlight services makes no warranties or guarantees as to the completeness or accuracy thereof.

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.



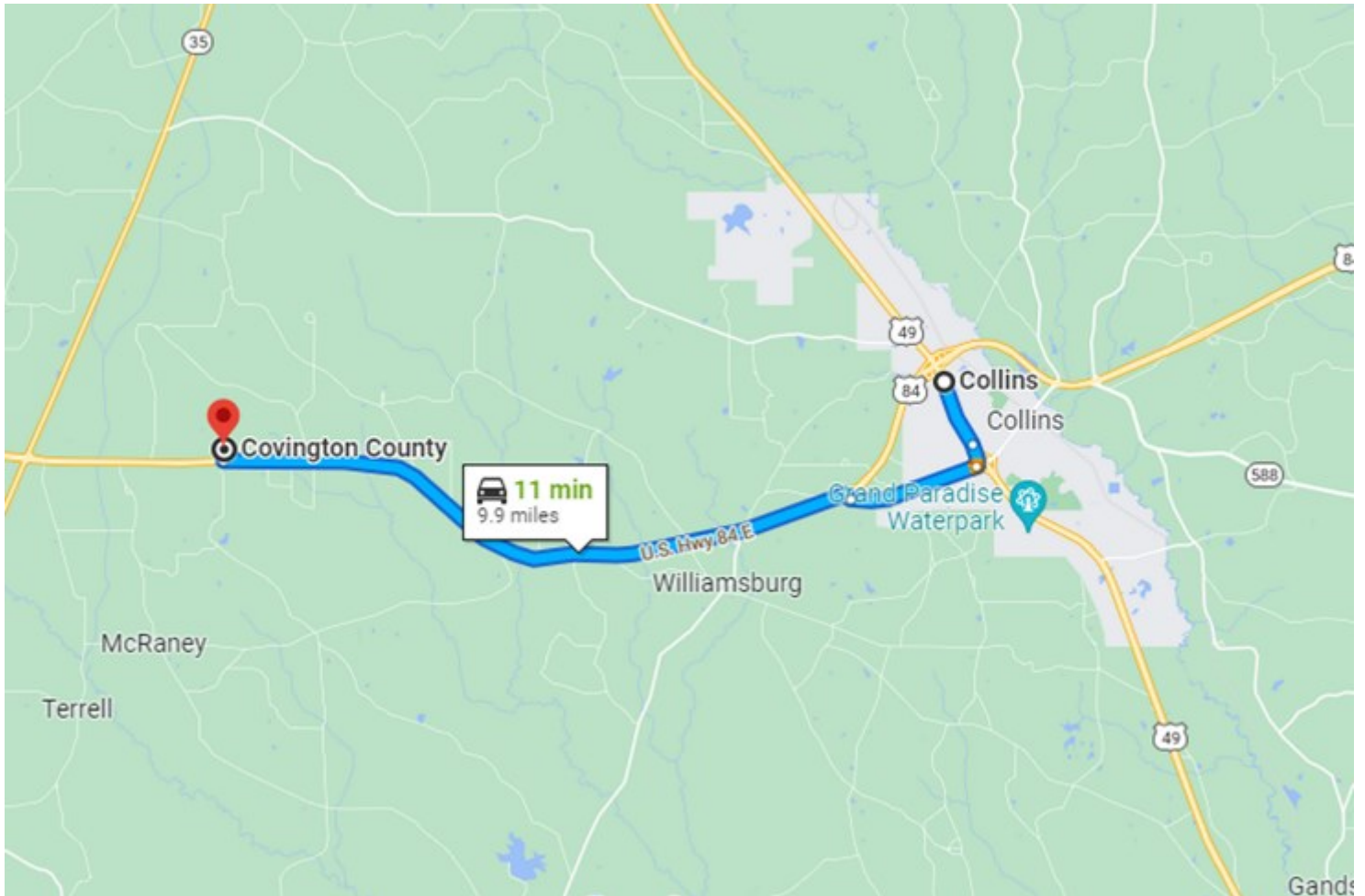
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DIRECTIONAL MAP



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[GOOGLE MAP LINK](#)

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