

209+/- Acres in Madison County, MS



\$574,750^o

Agent/Owner

Directions: From Jackson, follow I-55N to MS 16. Take Exit 124.

After merging onto 16E, turn left on Davis Crossing Road.

After 3.7 miles, turn left on Hwy 51. Drive 11 miles, and turn right on MS-17S. Drive approximately 4 miles and the



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

Are you looking to benefit from a previous land owner's careful planning and strategic land management? Now is your chance! This 209+/- acres in Pickens, MS has been meticulously maintained with road systems and food plots in place. With road frontage, available utilities, potential lake sites, and multiple cabin sites, this property is ready for you to build your dream home or hunter's haven. There is great investment potential with approximately 25 acres of 25 year pines, 10 acres of mixed hardwoods, 10 acres of large food plots and roads, and the balance in 15-16 year old pines that have never been thinned. Deer and turkey abound in the varied topography of this exceptional property. Additional acreage is available. Contact me today.



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Trail Cam Pics



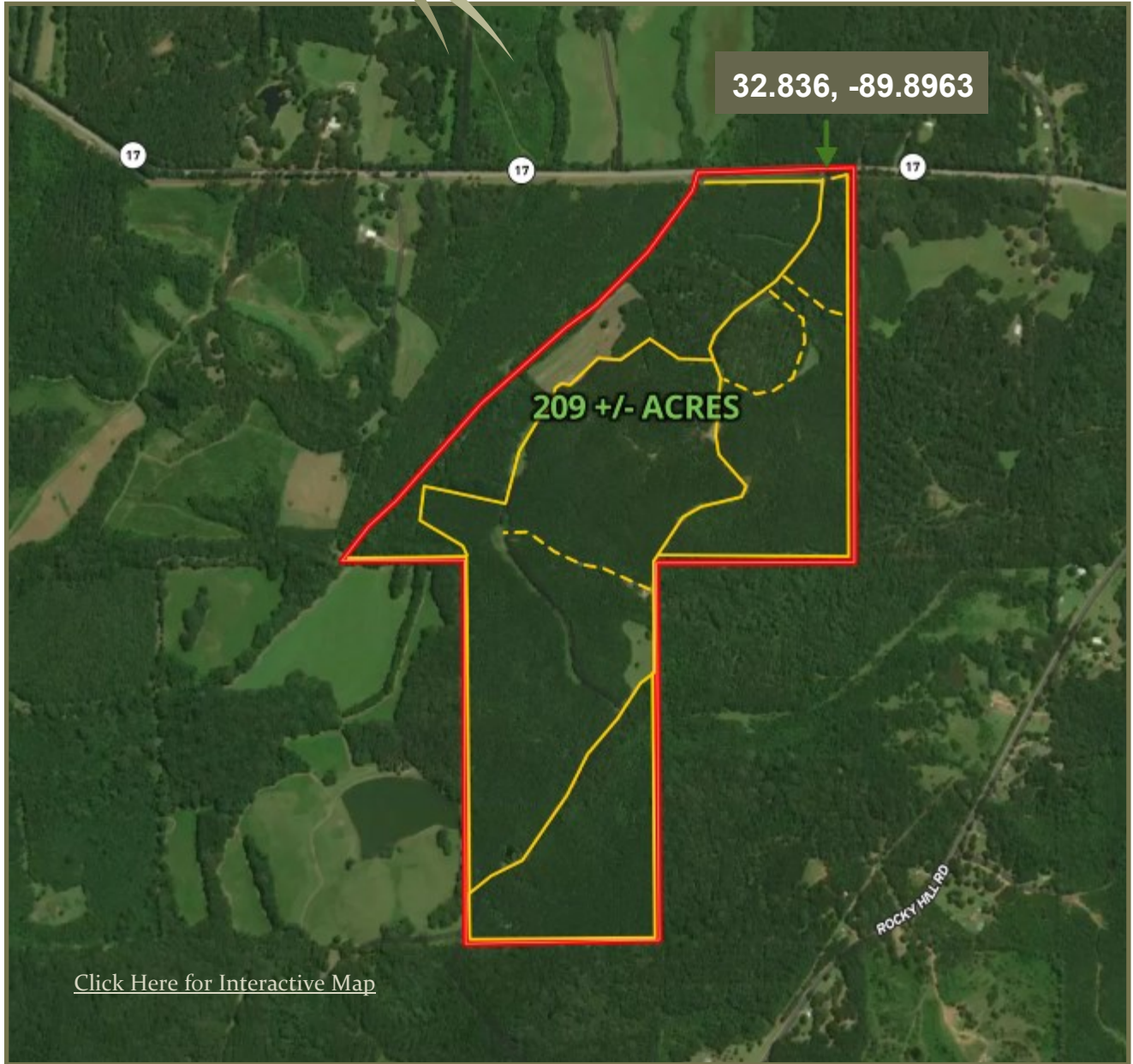
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Aerial Map



[Click Here for Interactive Map](#)



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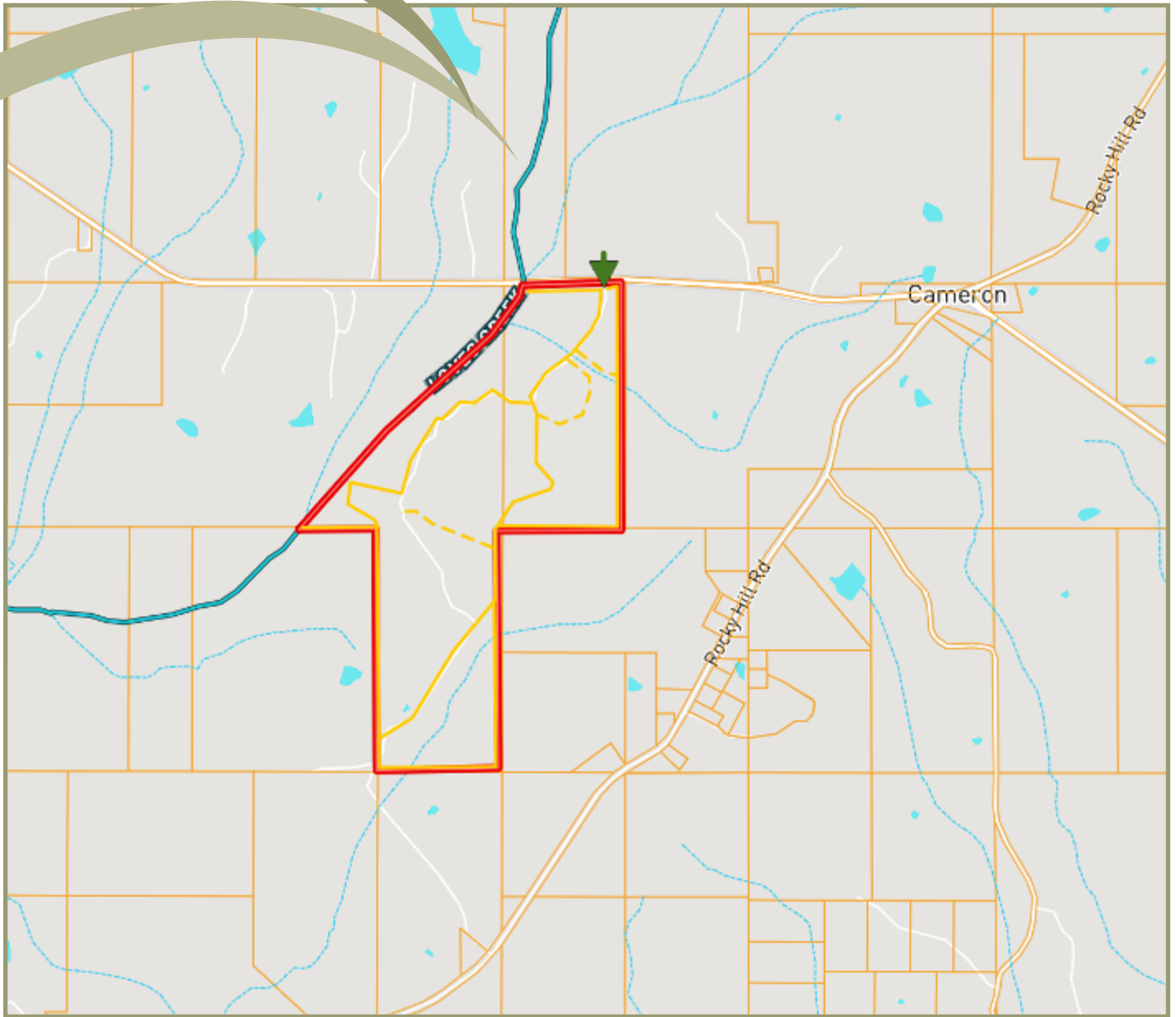
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Ownership Map



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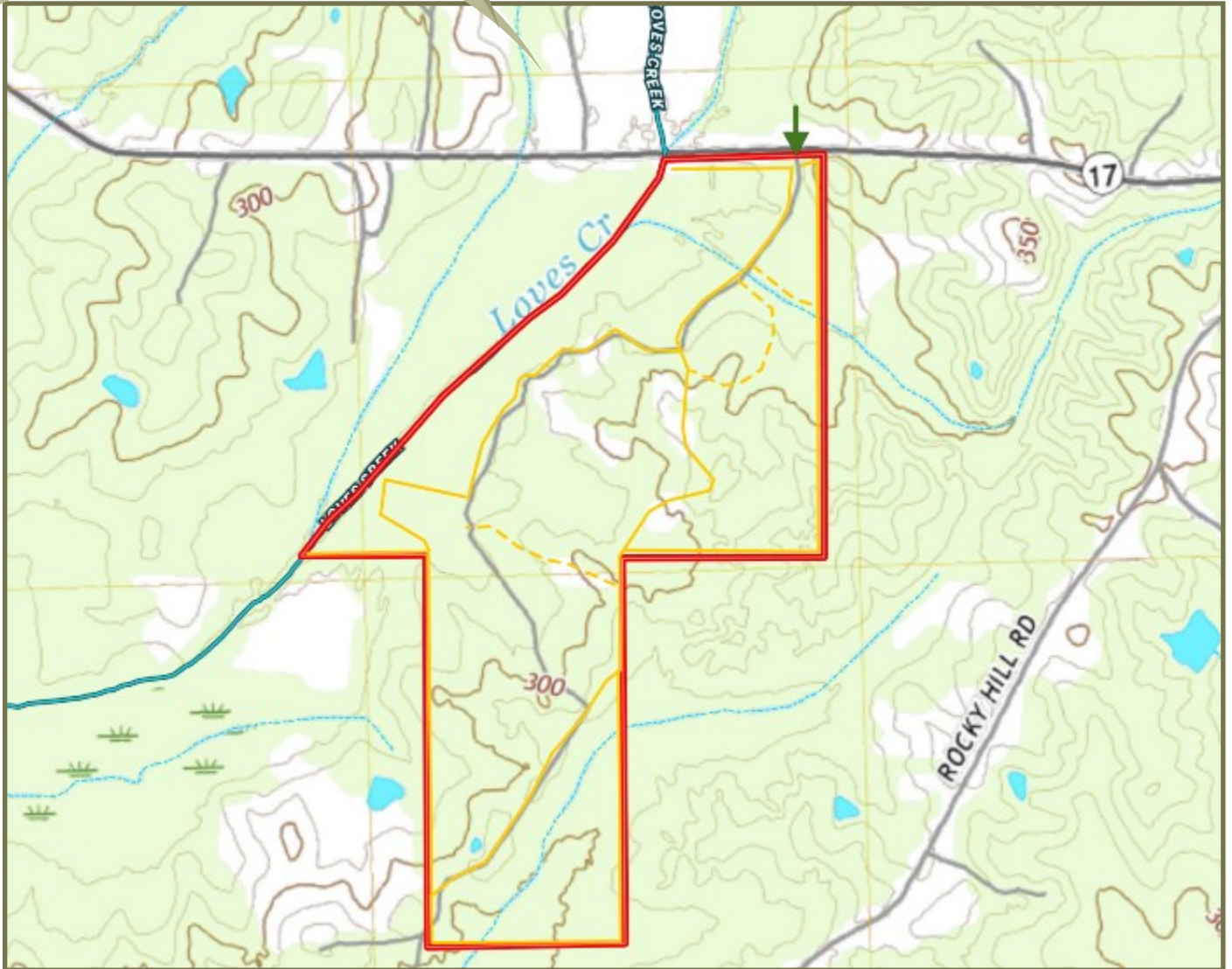
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Topo Map



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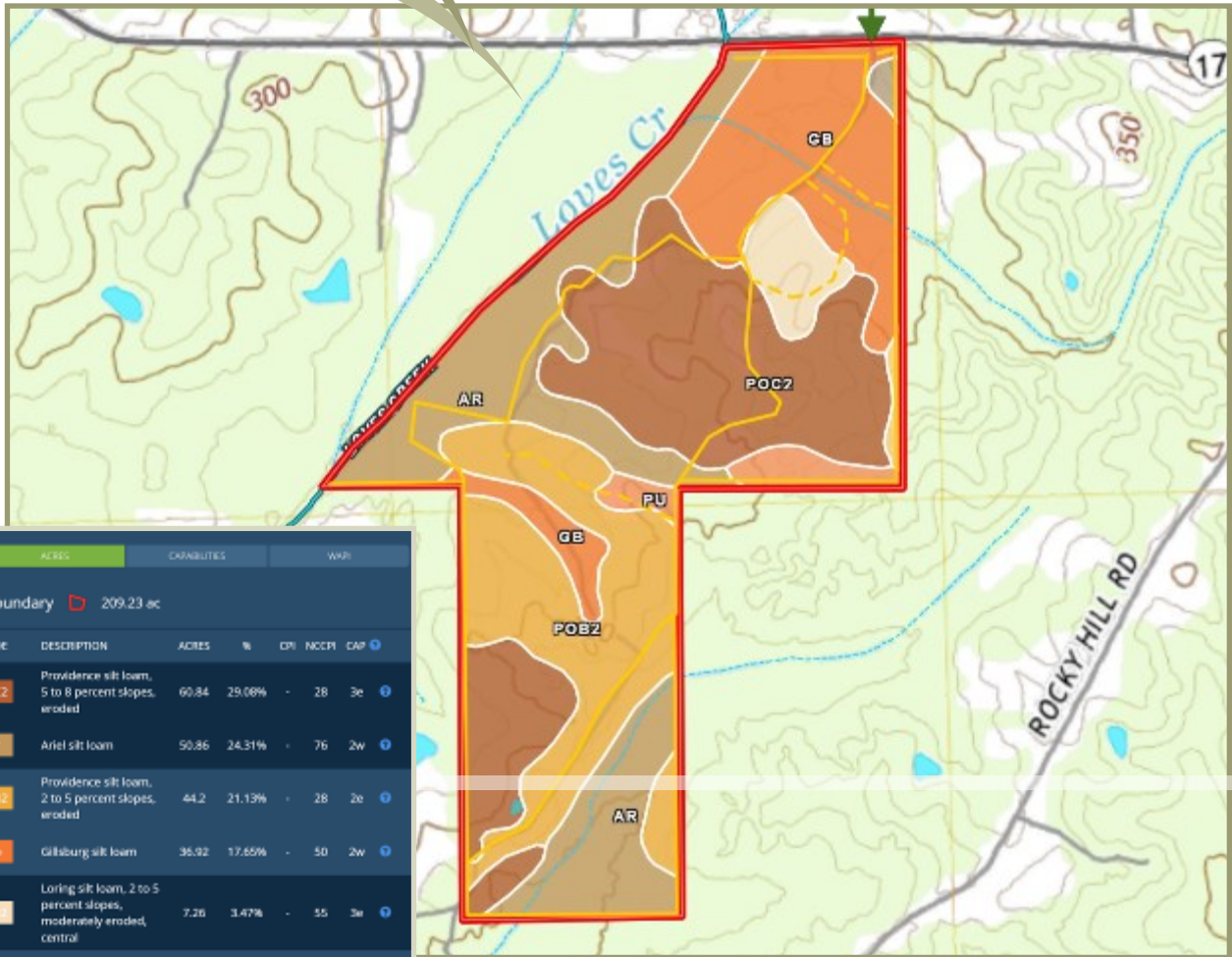
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Soil Map



ACRES	CAPABILITIES	WHR				
Boundary 209.23 ac						
CODE	DESCRIPTION	ACRES	%	DN	NCCPI	CAP
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	60.84	29.08%	-	28	3e
Ar	Ariel silt loam	50.86	24.31%	-	76	2w
POB2	Providence silt loam, 2 to 5 percent slopes, eroded	44.2	21.13%	-	28	2e
Gb	Gilburg silt loam	35.92	17.65%	-	50	2w
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	7.20	3.47%	-	55	3e
Pu	Providence-Udethanks complex, gullied	6.29	3.01%	-	13	4e
POB	Smithdale-Providence complex, 12 to 17 percent slopes, eroded	1.54	0.74%	-	57	6e
POD	Providence-Leighton complex, 8 to 12 percent slopes, eroded	1.26	0.6%	-	55	6e



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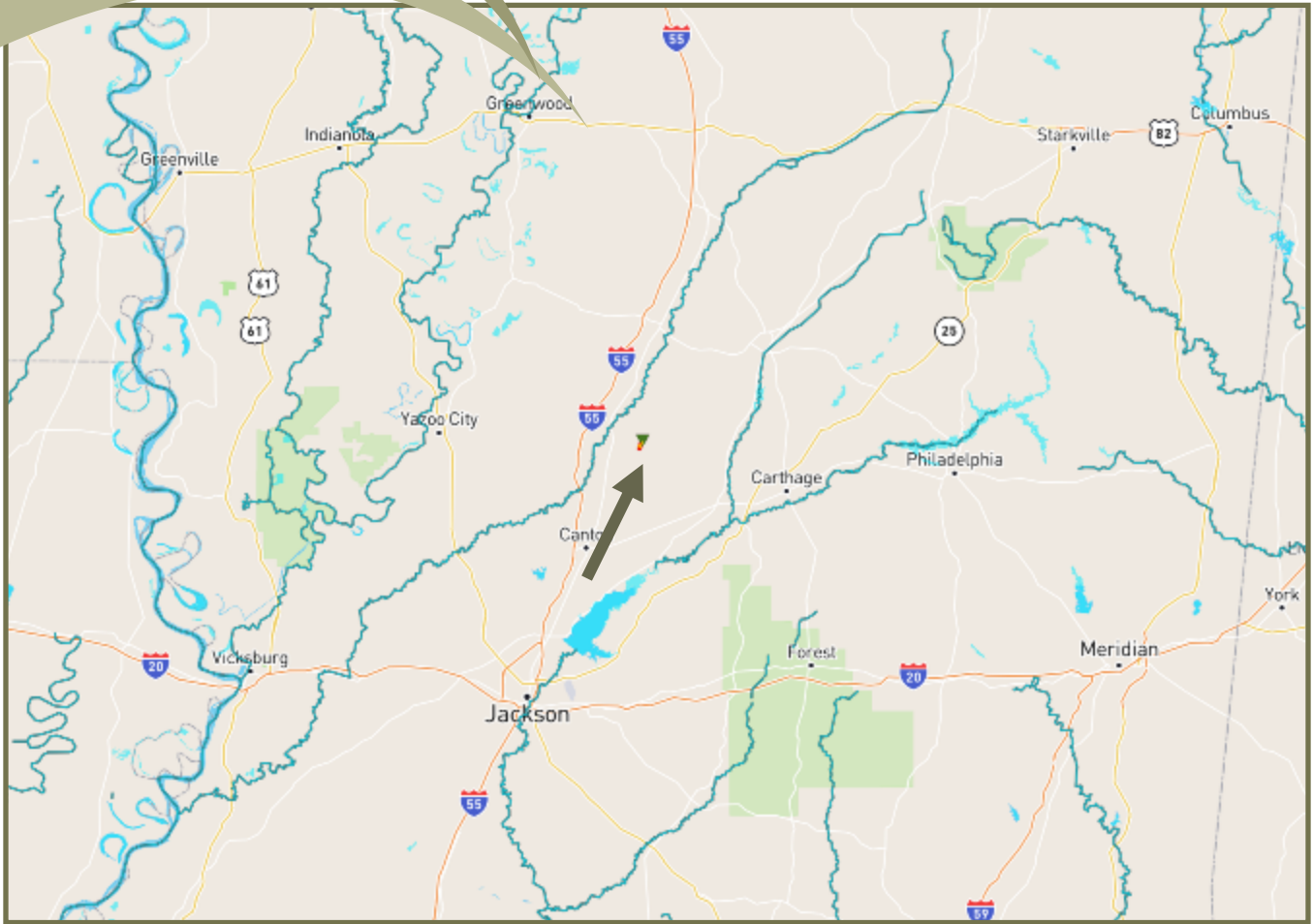
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Directional Map



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