

# 217± ACRE RECREATIONAL TRACT WITH HOME

2521 SCR 503, MAGEE, MS, 39111 in SMITH COUNTY, MS 39111



\$685,000

Welcome to your new recreational timberland tract in Smith County, Mississippi! Historically, this property has been a family compound for the same family for many years. Being an older establishment, you will find two older homes (one built in 1975 with 1305± square feet in livable condition but being sold “as is”, one in unlivable condition, and a 1,113± square foot shop. You will also find a rustic small cabin in the back on the bank of the ponds (sold “as is”). While riding the property you will quickly notice the pine timber soaring (mostly mature). A February 2022 timber cruise is available upon request. You have many options on this one with recreation, timber investment, or a little of both. The wildlife is abundant in this area as well as a place to fish in the back. The two ponds comprise nearly 5 acres of water and with the small cabin overlooking them, this will make a great place for the grandkids to stay with a little work. There is another pond located in the old quarry, but it hasn't been stocked. Two small creeks traverse the property providing additional water sources and natural travel corridors. The location is convenient being just 8 mile southeast of Puckett and 6 miles west of Raleigh. With a little work this tract could be a recreational showplace with multiple structures in place for the family to getaway or call home. If you have been looking for a place in Smith County, give Michael Oswalt a call for your private showing today!



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**MICHAEL OSWALT**, ASSOCIATE BROKER®

Michael@TomSmithLand.com

601.898.2772 **office** | 662.719.3967 **cell**

Licensed in MS, AR & MO



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Information is believed to be accurate but not guaranteed.



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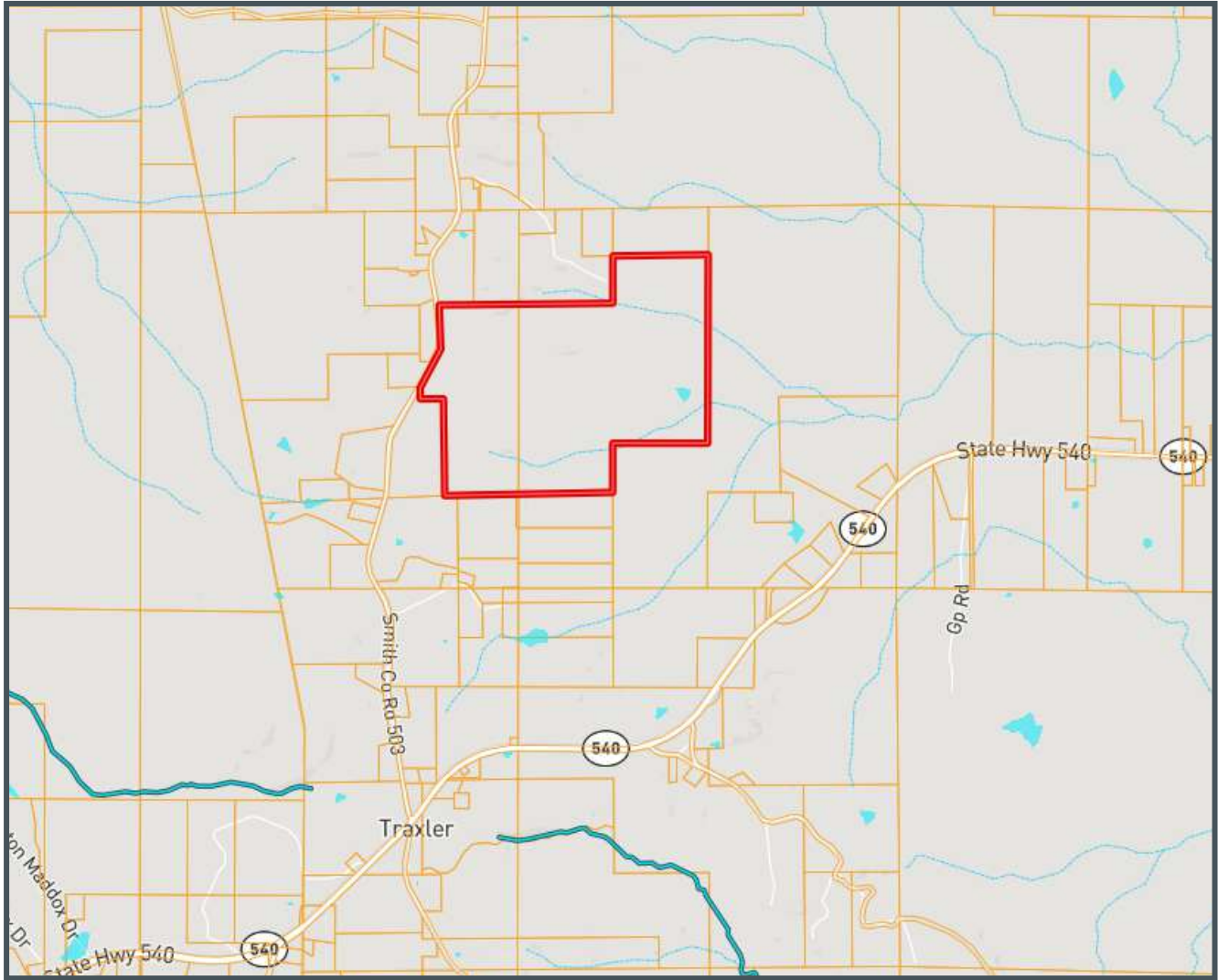
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# OWNERSHIP MAP



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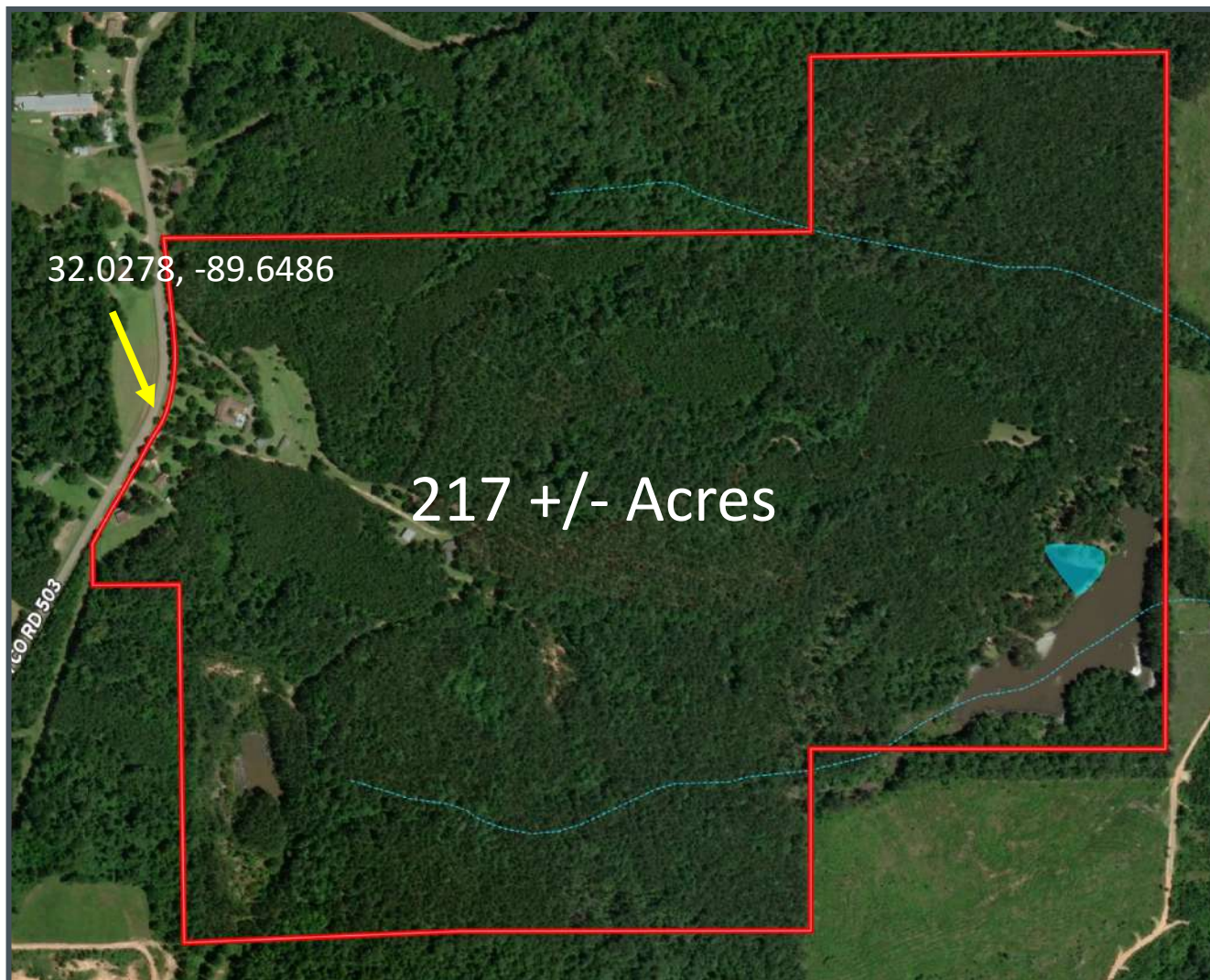
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# AERIAL MAP



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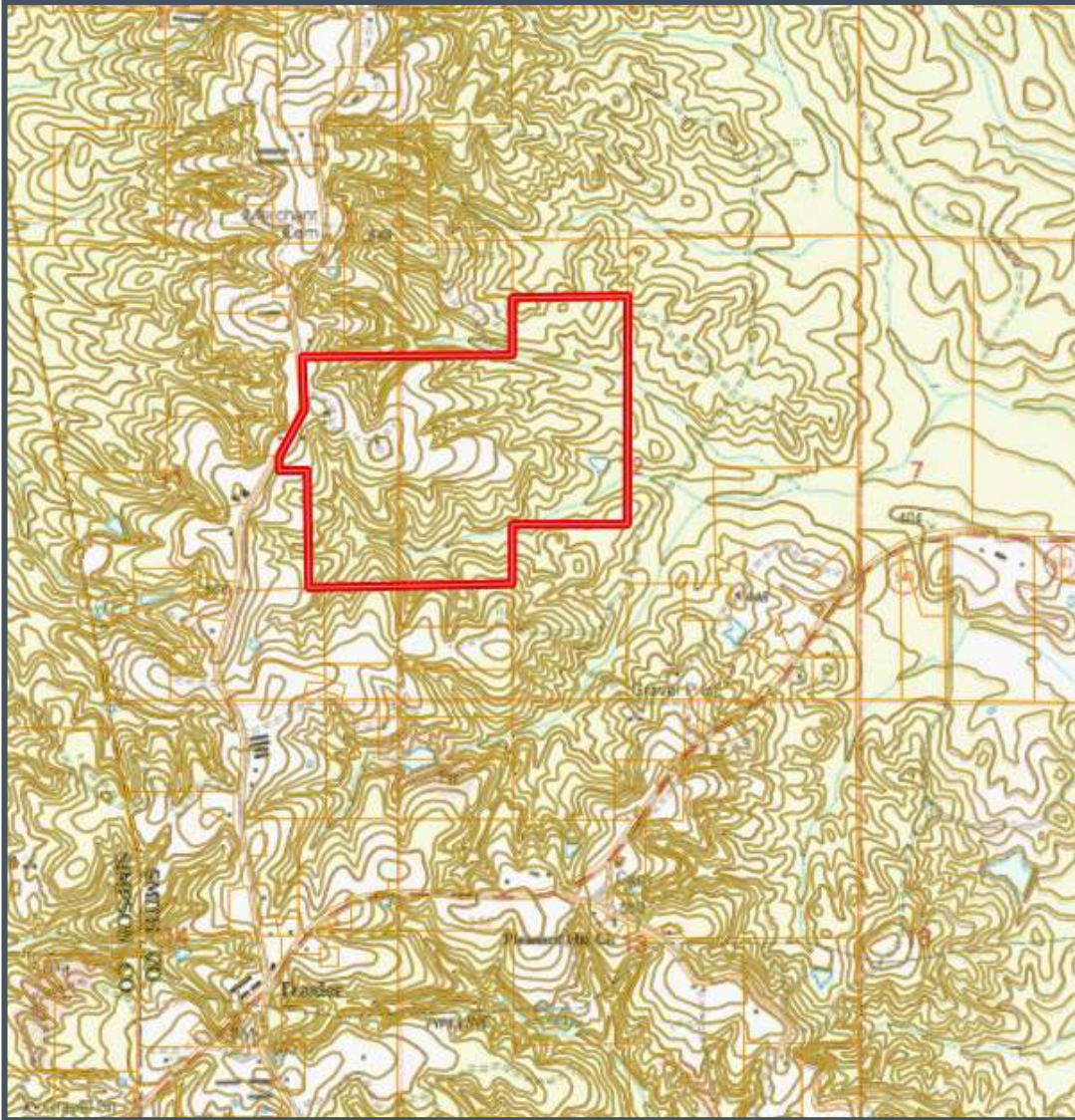


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# TOPO MAP



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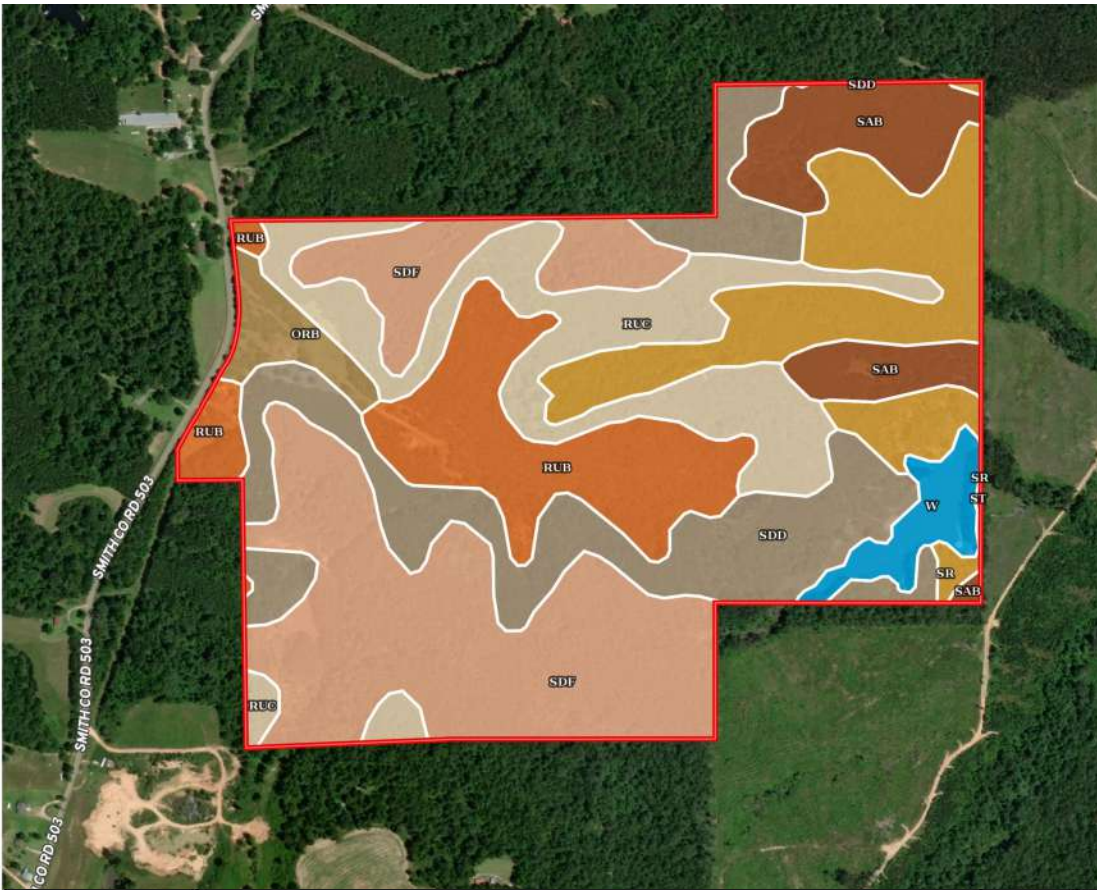
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# SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SdF	Smithdale fine sandy loam, 15 to 35 percent slopes	61.66	27.64	0	11	7e
SdD	Smithdale fine sandy loam, 8 to 15 percent slopes	39.28	17.61	0	54	6e
RuC	Ruston fine sandy loam, 5 to 8 percent slopes	33.95	15.22	0	74	3e
SR	Smithdale-Rock outcrop complex, 8 to 40 percent slopes	30.51	13.68	0	32	7e
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	28.1	12.6	0	72	2e
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	17.86	8.01	0	54	2e
W	Water	6.21	2.78	0	-	-
OrB	Ora fine sandy loam, 2 to 5 percent slopes	5.42	2.43	0	50	2e
St	Stough fine sandy loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.03	0	64	2w
TOTALS		223.06(*)	100%	-	42.82	5.01

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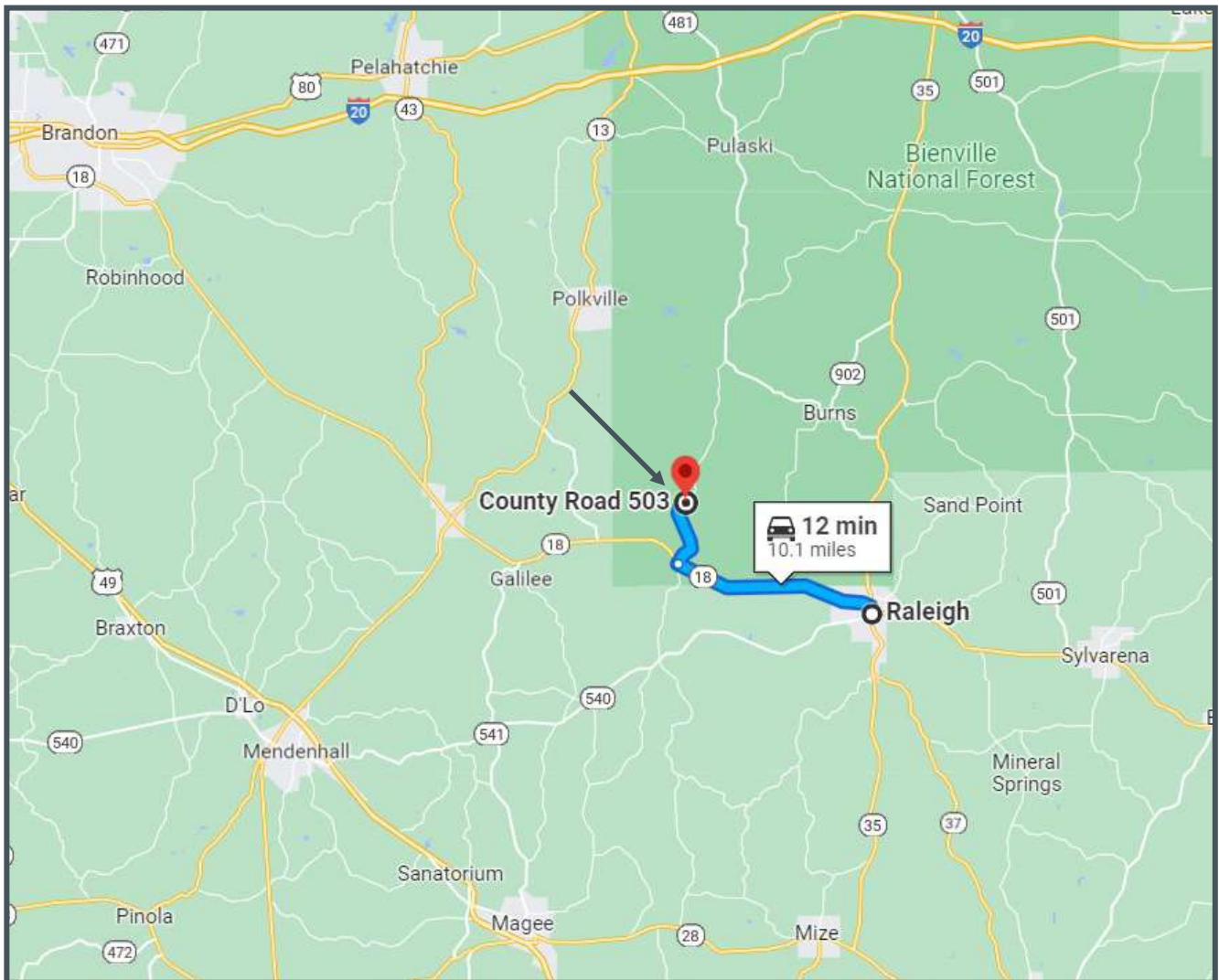
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# DIRECTIONAL MAP



**DIRECTIONS From Sylvarena Ave towards Main Street in Raleigh, MS:** Travel south on Main Street and turn left onto MS-18 W/White Oak Ave and travel for 7.2 miles. Turn left onto County Road 503 and travel for 2.6 miles. The property is located on the left. [GOOGLE MAPS LINK](#)

**Physical Address: 2521 SCR 503, Magee, MS, 39111**



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