

# Outstanding Timber and Hunting Tract 330± acres in Franklin County, MS



[DRONE LINK](#)

\$1,395,000

- 330± Acres of Incredible Trophy Hunting in Franklin County, MS
- 15 Food Plots with Shooting Houses, Feeders and Stands
- Abundant with Whitetails and Turkey
- 2,500 SF Shop with Double Roll Up Doors with Kitchen, Bath, and Storage
- 1,200 SF 3 BR/2 Bath Mobile Home with Custom Kitchen and Covered Porches
- Stocked Pond with Bass and Bream (Several 10+ lb Bass Caught From Pond)
- Outstanding Professionally Managed Timber Investment
- 140± Acres of 22 Year Old Plantation Pine
- 65± Acres of 15 Year Old Plantation Pine
- 80± acres of Mature Hardwood Timber
- 35± Acres of Food Plots
- Trophy Deer and Turkey
- Over 1.5 Miles Frontage on Beautiful Fords Creek!



*Call the land man today!*

**TOM SMITH**, ALC®, BROKER  
Tom@TomSmithLand.com  
601.898.2772 **office** | 601.454.9397 **cell**



[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.



Are you wanting that place for family, friends, and hunters alike? This is it! This 330 ± acres lying on Seale Road in Franklin County, MS, offers everything you can imagine. Get ready to zero in on your trophy whitetail from one of your 15 shooting houses overlooking over 35± acres of manicured food plots, call that long beard that you have been wanting, hunt up a covey of quail or relax, catch a stringer of fish from your pond. The choice is yours. Your family will call this place paradise once they lay their eyes on it for the first time. Words cannot describe the beauty of this place, especially the views of Fords Creek - this is truly one-of-a-kind property! This tract offers three different types of terrain and timber makeup: First, there are 140± acres of 22-year-old plantation pines gently rolling with scattered hardwoods and food plots. Secondly, you will be amazed by the 80± acres of mature hardwoods that provide the habitat and nutrition to your trophy deer herd. Third, you will be amazed at the views of the hardwood bottoms overlooking Fords Creek and your food plots! And Lastly, you will think you are hunting a high fence once you get into the 150± acres of 15-year-old pine plantation, as the cover and bedding area it provides is crazy! The entire property has a great road system, which provides excellent access to anywhere on the property without disturbing your game. Look at this property and enjoy the views, privacy, quiet, and sunsets. Call Tom Smith at 601-454-9397 for your own private viewing!

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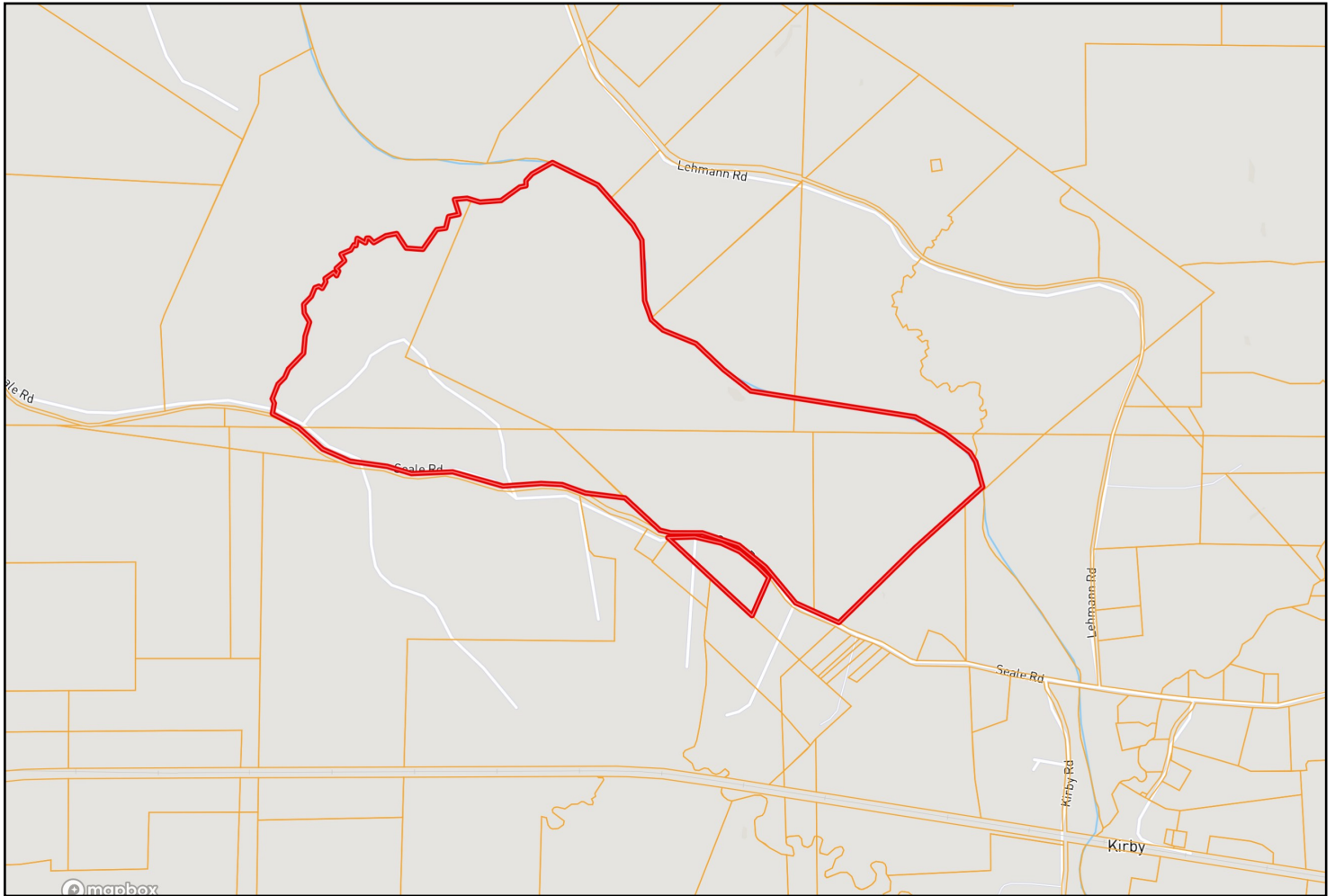


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# OWNERSHIP MAP



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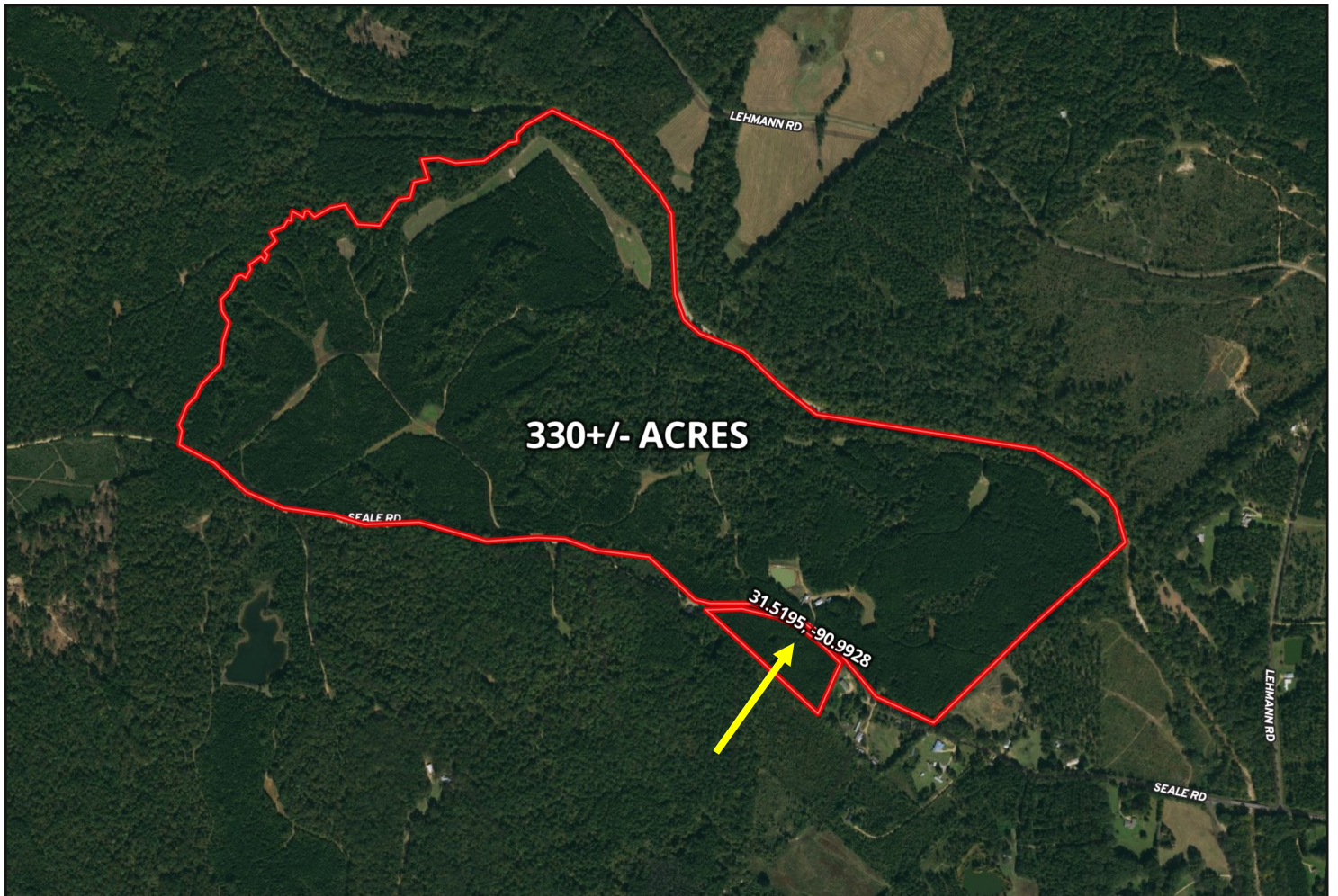
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# AERIAL MAP



CLICK [HERE](#) FOR AN INTERACTIVE MAP

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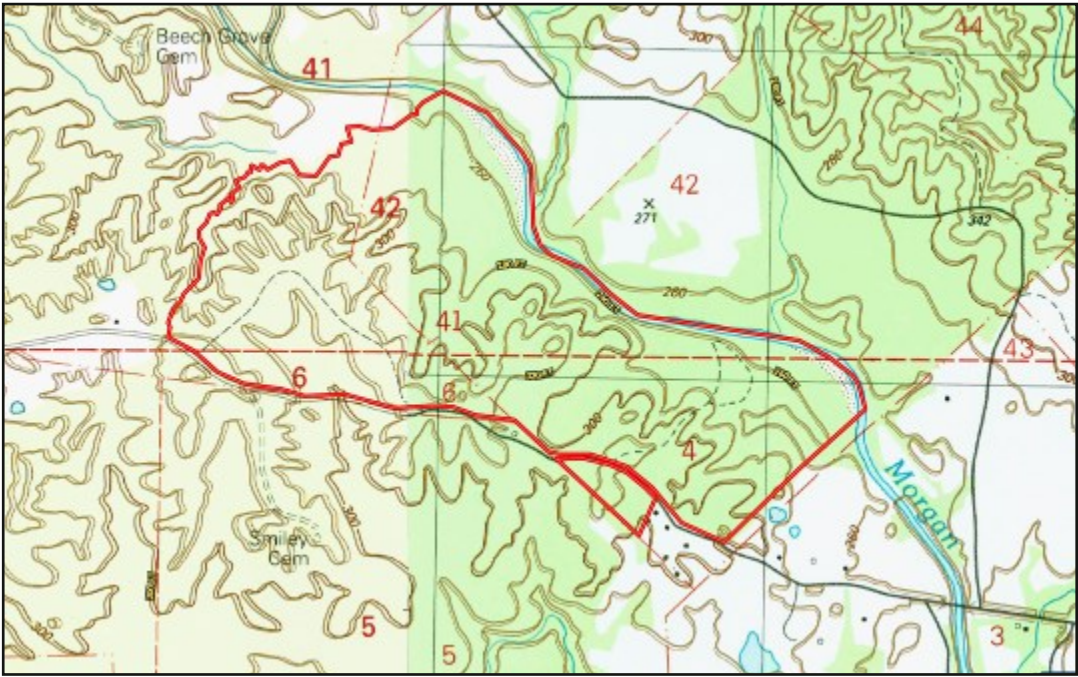


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# TOPO MAP



# FLOOD AND WATER FEATURES MAP

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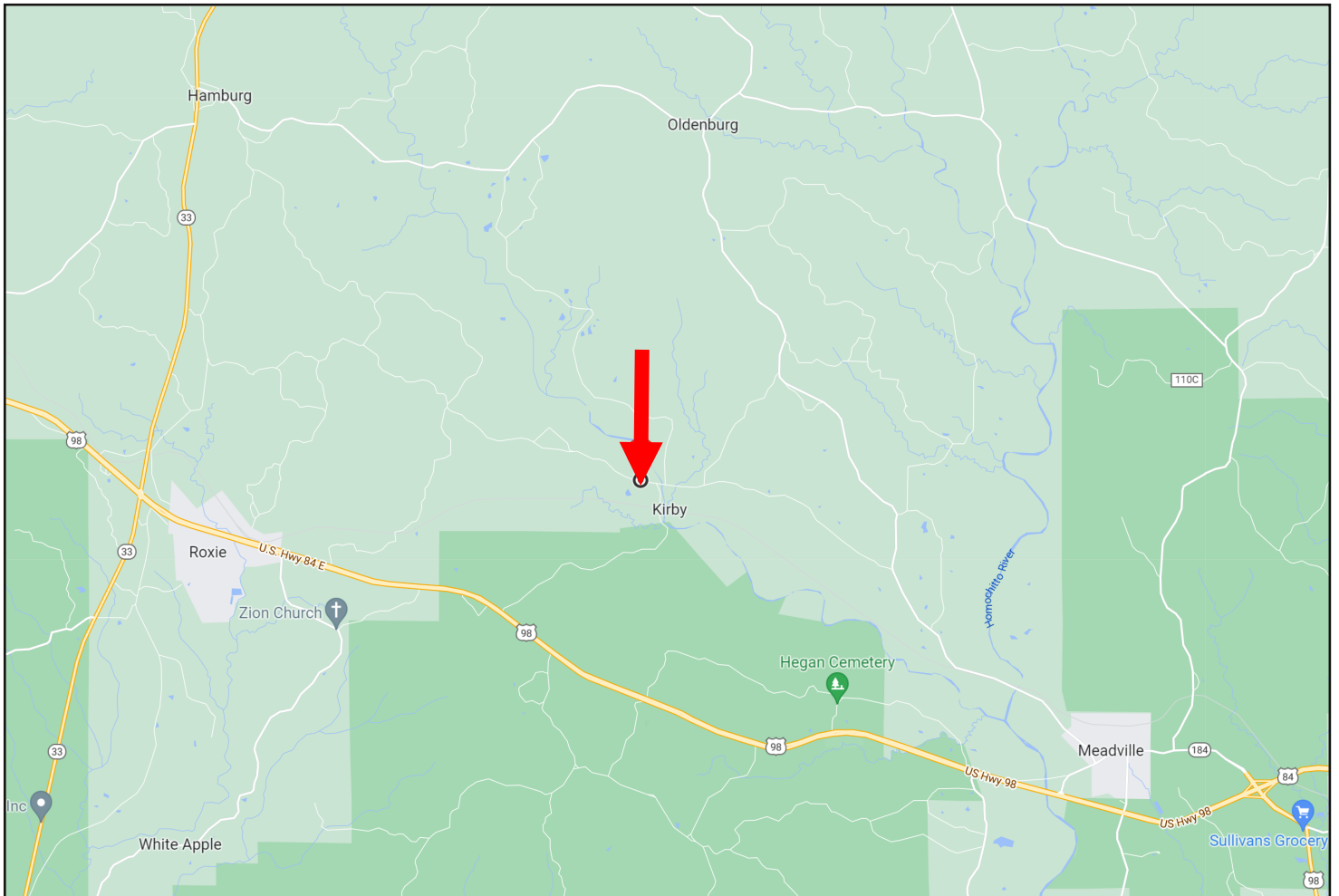
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# DIRECTIONAL MAP



Directions from Hwy 98 and Hwy 33 in Roxie, MS: Travel Hwy 98/Hwy 84 E for 4.4 miles. Turn left onto Kirby Rd. and travel 2.9 miles. Turn left onto Seale Rd. The property will be on your right. [GOOGLE MAP LINK](#)



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