

80± ACRES OF FANTASTIC HUNTING IN LAWRENCE COUNTY, MS



\$240,000

Excellent deer hunting on 80± acres in Lawrence County, MS, located at Elem-Tyler Road and Nola Road in Sontag, MS. There are 9-year old containerized pines on the property. This long-term investment property currently holds a deer hunting lease, paid yearly. There is electricity and Lincoln Rural Water close by, in case you wanted to add a hunting camp or a homesite. The property has an internal trail system to reach most of the property and features several great spots for hunting. The property is located less than 2.5 hours from New Orleans and Baton Rouge, LA.

Directions from US-84 and MS-27 in Monticello, MS: Travel north on MS-27N, in .4 miles, turn left onto Nola Rd, in 5.0 miles, turn right onto Elem-Tyler Rd, in .1 mile, the property will be on both sides of Elem-Tyler Rd. [GOOGLE MAP LINK](#)



Call me today!

TRINITY WEBB, REALTOR®
Trinity@TomSmithHomes.com
601.990.5070 **office** | 769.218.7860 **cell**



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Information is believed to be accurate but not guaranteed.



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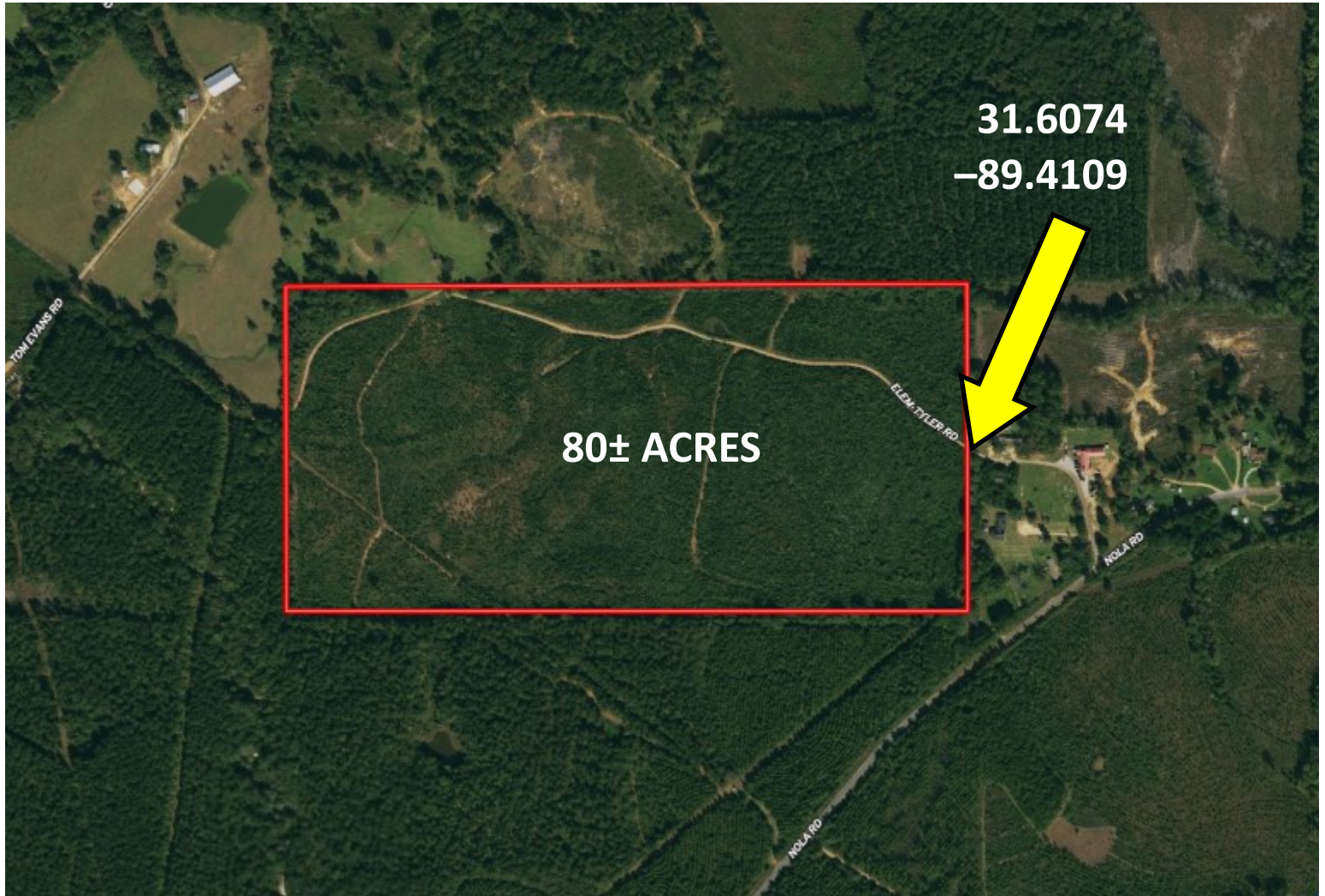


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AERIAL MAP



[INTERACTIVE MAP LINK](#)

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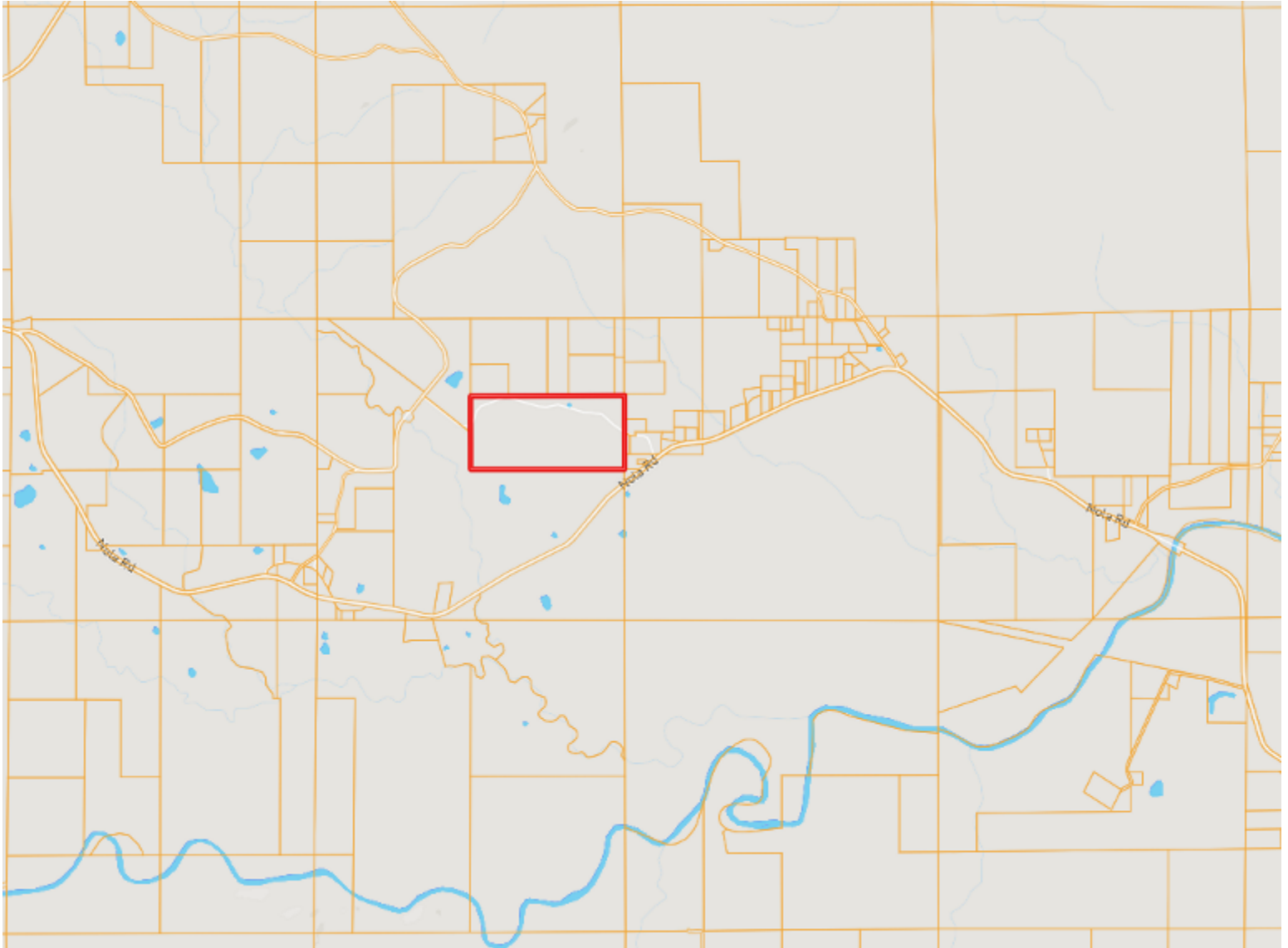
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OWNERSHIP MAP



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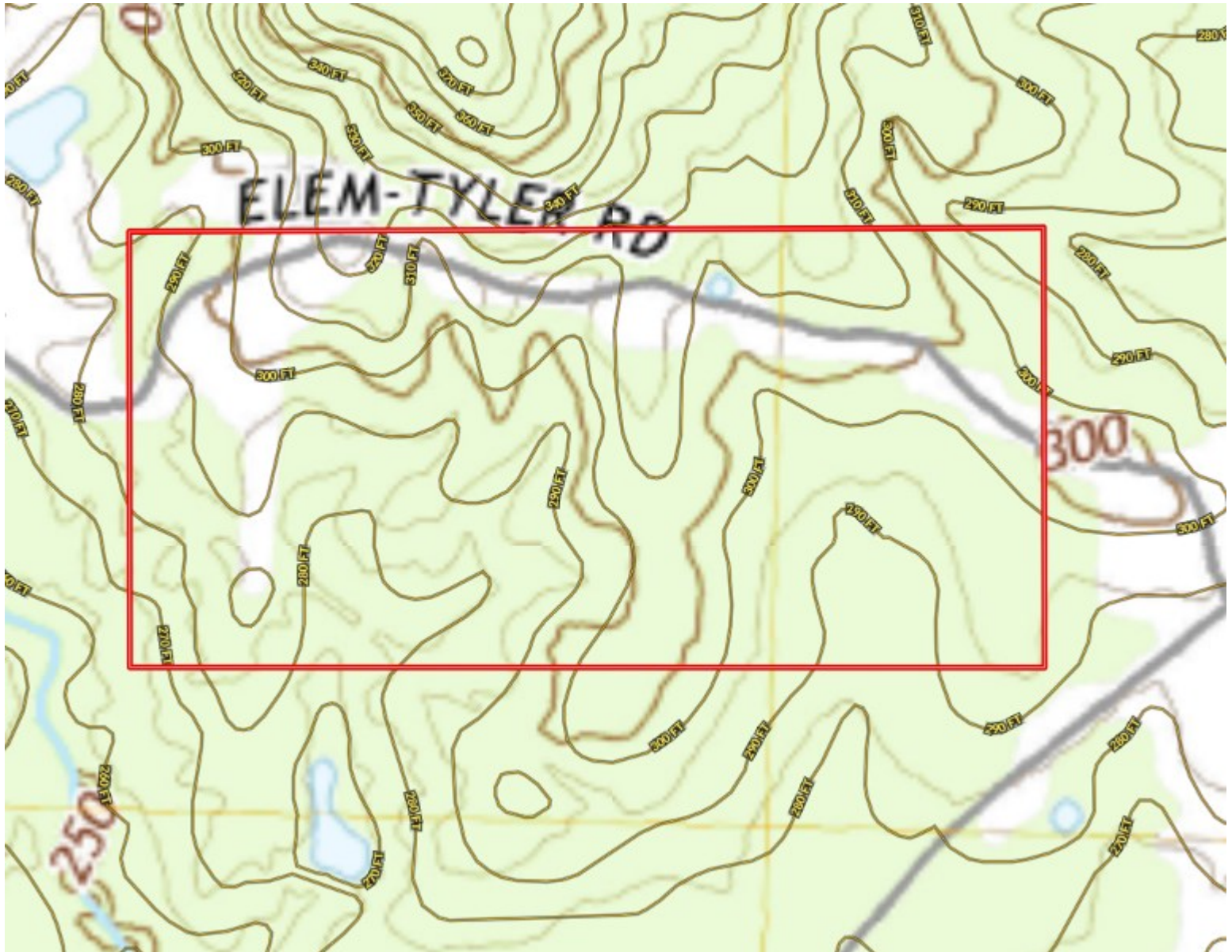


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TOPO MAP



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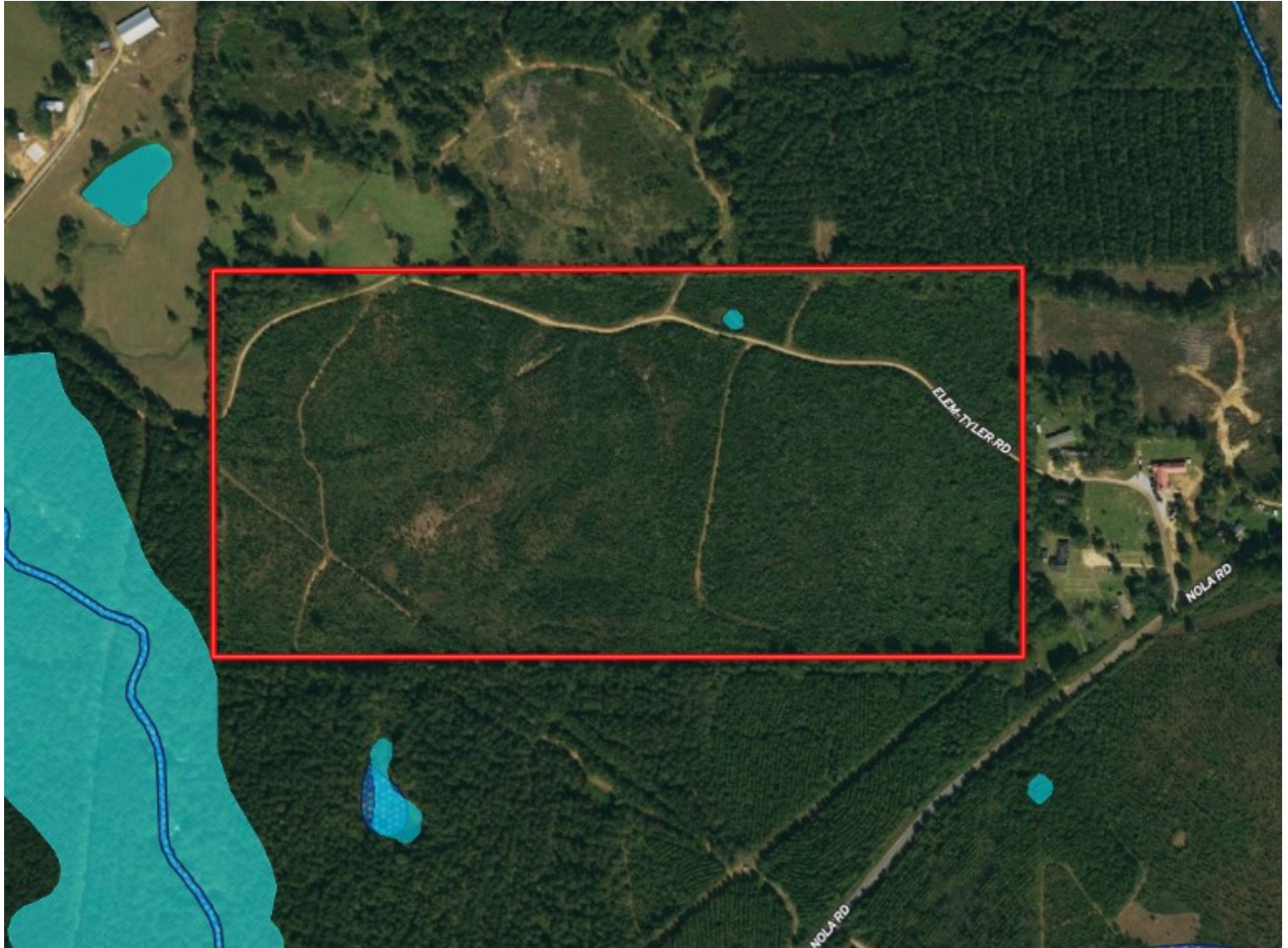
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FLOOD MAP



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SOIL MAP



| CODE | DESCRIPTION | ACRES | % | CPI | NCCPI | CAP ⓘ |
|------|---|-------|--------|-----|-------|-------|
| PrC | Providence silt loam, 5 to 8 percent slopes | 44.83 | 59.13% | - | 47 | 3e ⓘ |
| PrB | Providence silt loam, 2 to 5 percent slopes | 19.12 | 25.22% | - | 49 | 2e ⓘ |
| CFE | Cadeville-Freestone association, hilly (cadeville-freest) | 7.9 | 10.42% | - | 20 | 7e ⓘ |
| PaA | Paden silt loam, 0 to 2 percent slopes | 3.82 | 5.04% | - | 46 | 2w ⓘ |
| Je | Jena fine sandy loam, 0 to 2 percent slopes, occasionally flooded | 0.14 | 0.18% | - | 68 | 3w ⓘ |

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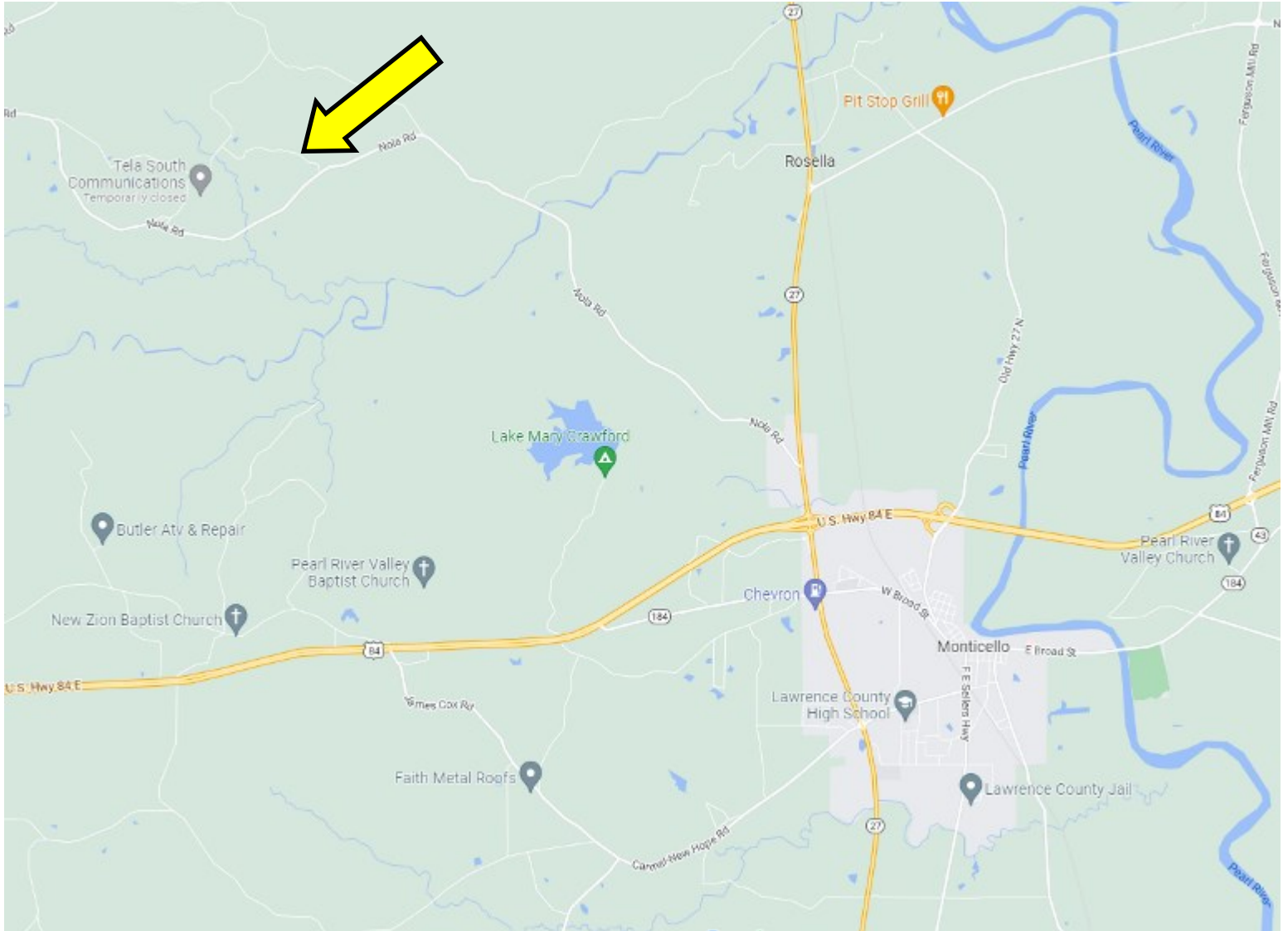


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DIRECTIONAL MAP



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