

60+/- Acres Jefferson Davis County, MS

\$114,000

Hunting | Recreational | Investment



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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

60+/- Acres in Jefferson Davis County, MS



This 60+/- Acres in Jefferson Davis County, MS, is a blank slate with all the right natural building blocks that make for great hunting and recreation. A very healthy stand of 8 year old pines make up the majority of the property, and make for a great long term timber investment as well as incredible bedding areas. Two creek bottoms, lined with mature hardwood timber, provide ideal travel corridors for wildlife. Additionally, 3 to 4 acres are across the road, providing a great camp site with large timber, without disturbing the hunting on the main side of the property. You'll enjoy paved road access as well as access to electricity. This property is priced to give you the equity you need to be able to spend a couple of days with the right equipment and make it your own. Well placed access roads and food plots will quickly create your

personal hunting paradise.



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Expect More. Get More.

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Aerial Map



[Click here for Interactive Map](#)



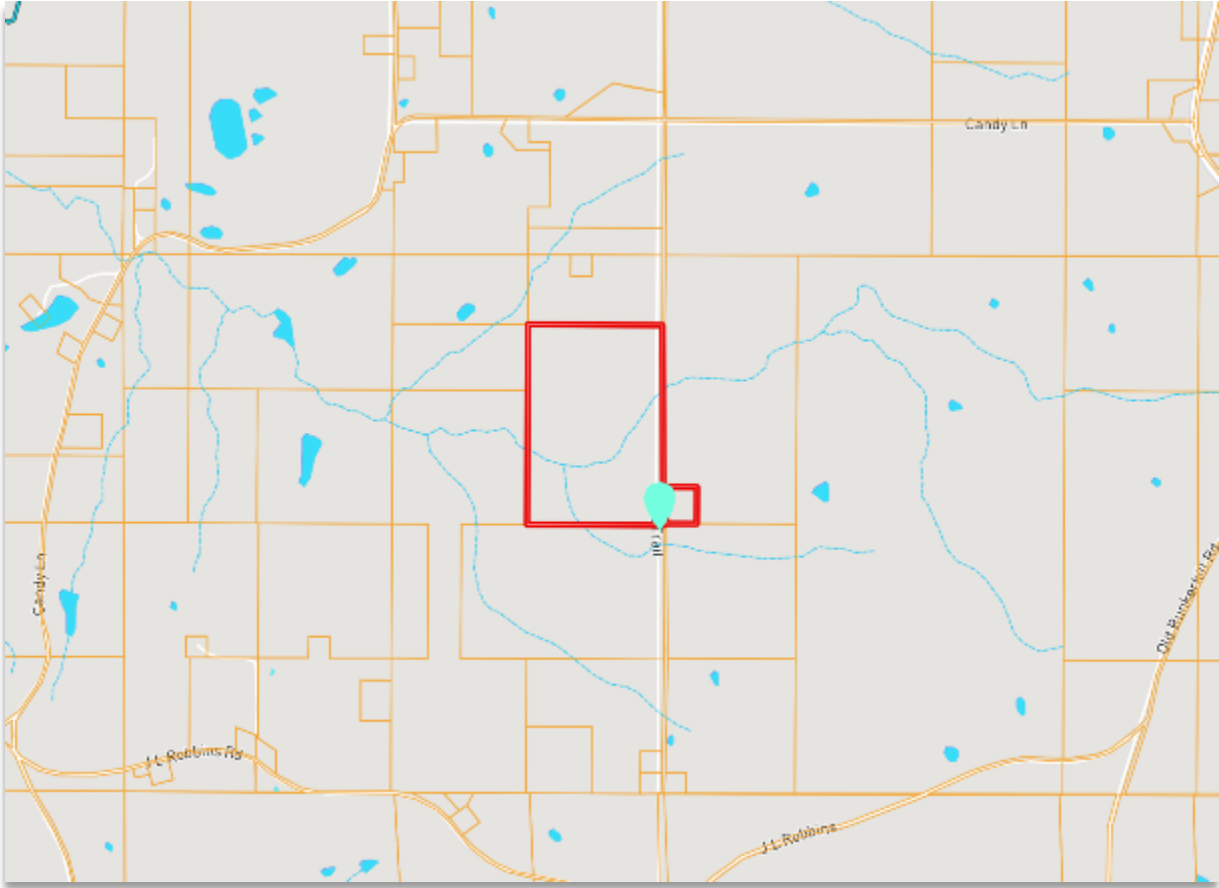
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Ownership Map



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Topographical Map



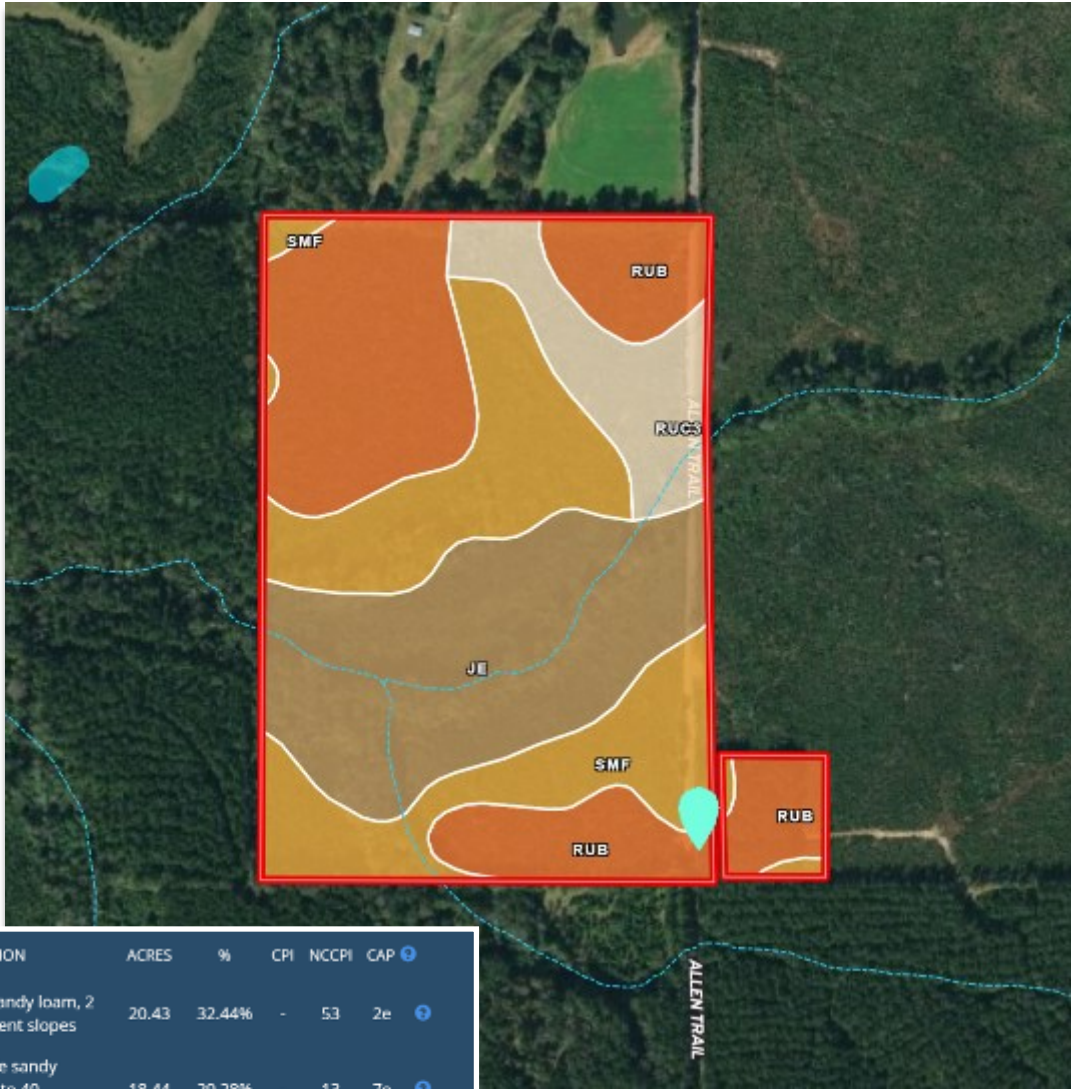
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Soil Map



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RuB	Ruston sandy loam, 2 to 5 percent slopes	20.43	32.44%	-	53	2e
SmF	Smithdale sandy loam, 17 to 40 percent slopes	18.44	29.28%	-	13	7e
Je	Jena sandy loam	17.89	28.41%	-	57	2w
RuC3	Ruston sandy loam, 4 to 8 percent slopes, severely eroded	6.2	9.85%	-	48	4e



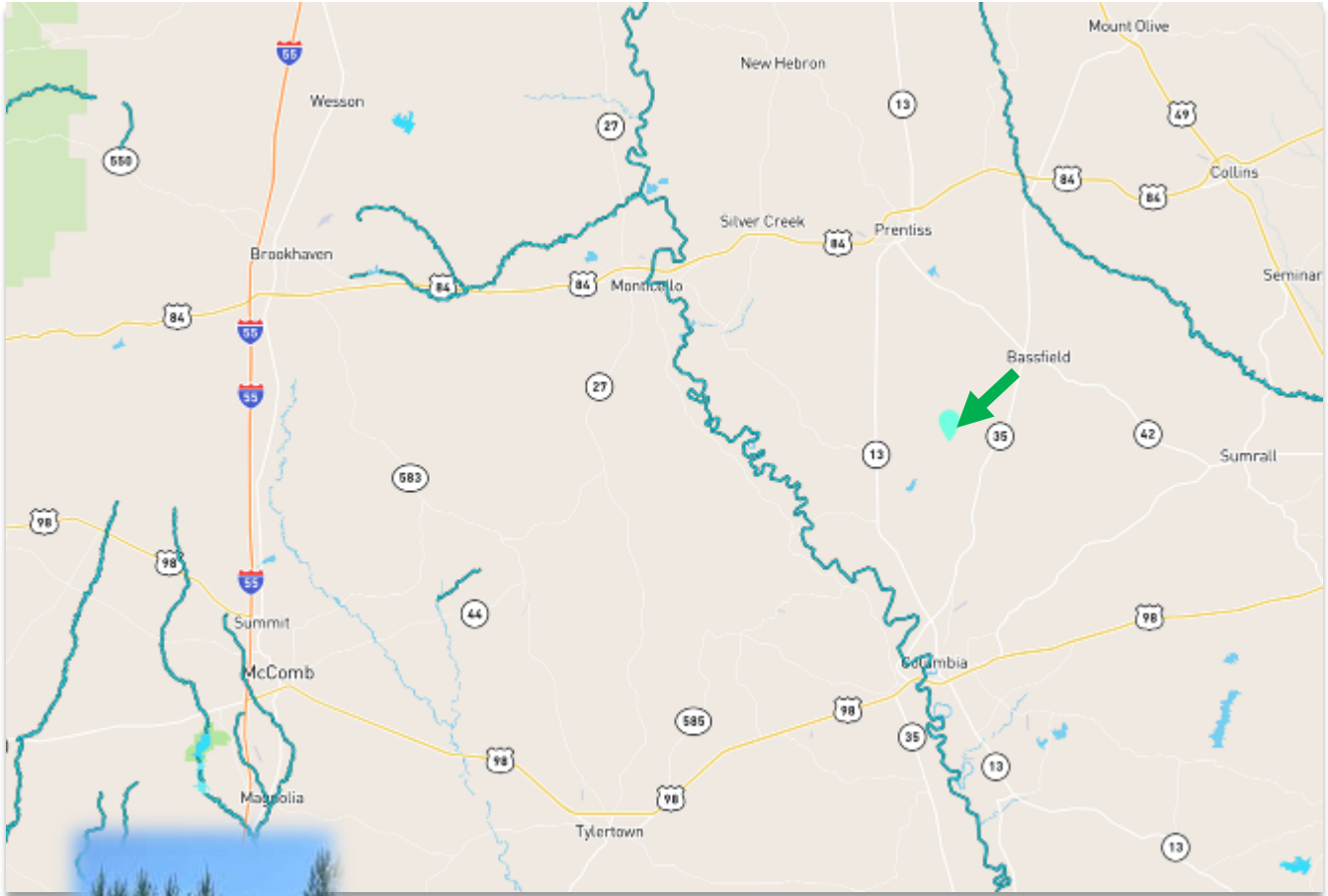
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Directional Map



DIRECTIONS: From Bassfield, take 35 S for approximately 5 miles. Turn right on Ebenezer Rd. Travel approximately 2.6 miles. Turn left on Candy Lane. Drive approximately 1 mile. Turn left on Allen Trail. Travel .4 miles and the property is on the right. Look for the sign.

[Click here for Google Map](#)

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