

# Recreational/Pasture Tract

## 75+/- Acres in Lowndes County, MS



\$330,000

Are you looking for a quiet piece of pastureland? Here are 75 +/- acres of pastureland located in Lowndes County, MS. This property is completely fenced and has a 2.5 +/- acre catfish pond. There are multiple home sites on the property, water and power are available near by, and approximately 20 +/- acres of 14-year-old pines have been well kept. With approximately .3 miles of road frontage on Schlater Road and only 20 minutes from Campus, this property offers a lot! To schedule a private showing call or text Walker!

**Directions from Mississippi State University:** From Herbert Hall head .1 miles southwest on Herbert Street. Then in .4 miles turn right onto Morrill Road, then immediately turn left onto Hardy Road. Then in .2 miles turn right onto Blackjack Road. At the roundabout take the 2<sup>nd</sup> exit for Oktoc Road. Then in 2 miles turn left onto Artesia Road. In 6.1 miles the road name changes to Sessums Road. After that in 1.5 miles turn right onto US-45 S Alt/ S Highway 45 Alternate. Then in .2 miles turn right onto Red Bud Road. Then after 2 miles turn left onto Schlater Road. The property will be on your left.



*Call me today!*

**WALKER TRANUM, REALTOR®**  
Walker@TomSmithHomes.com  
662.268.6333 office | 662.769.1442 cell



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





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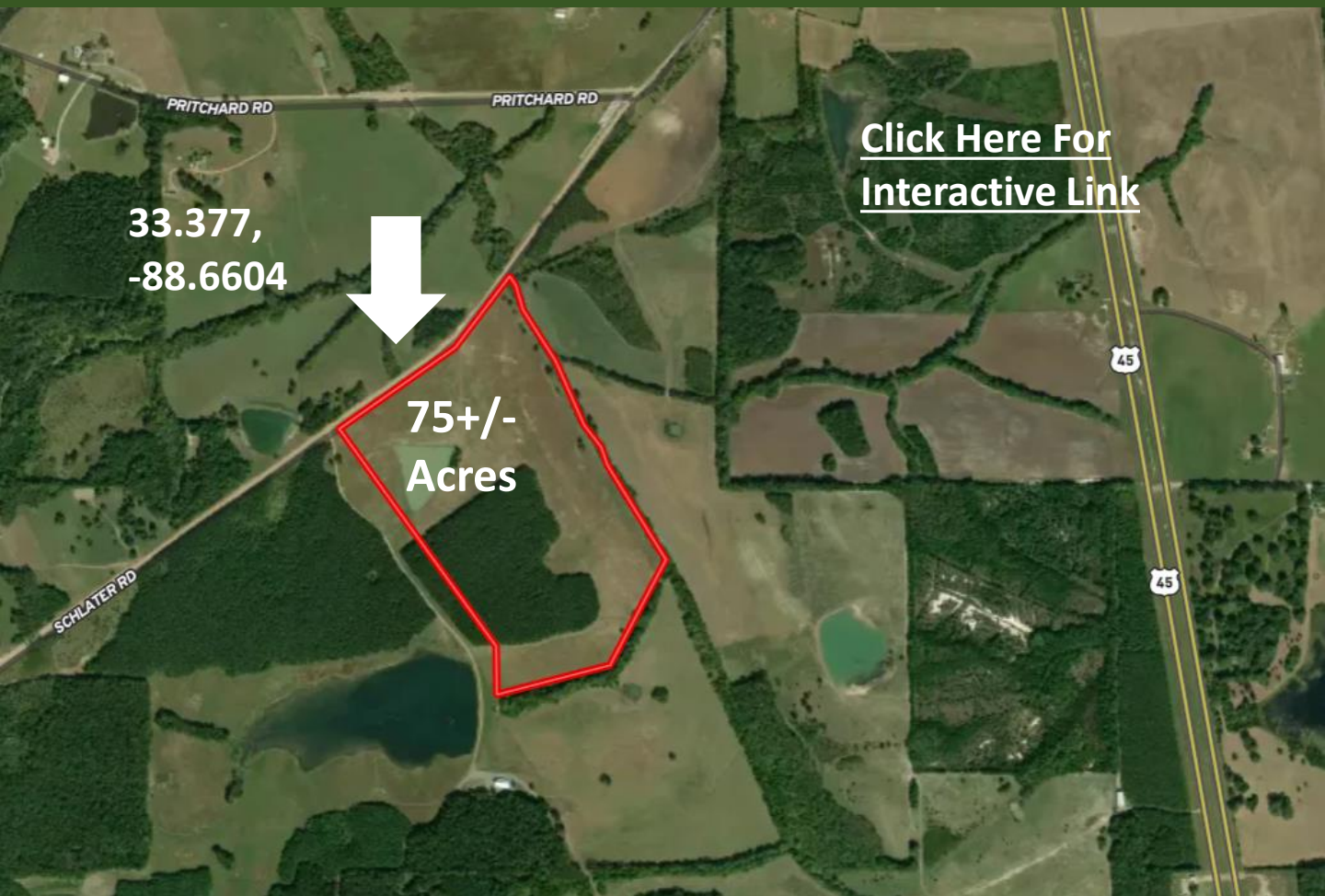
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# Aerial Map



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# Flood Map



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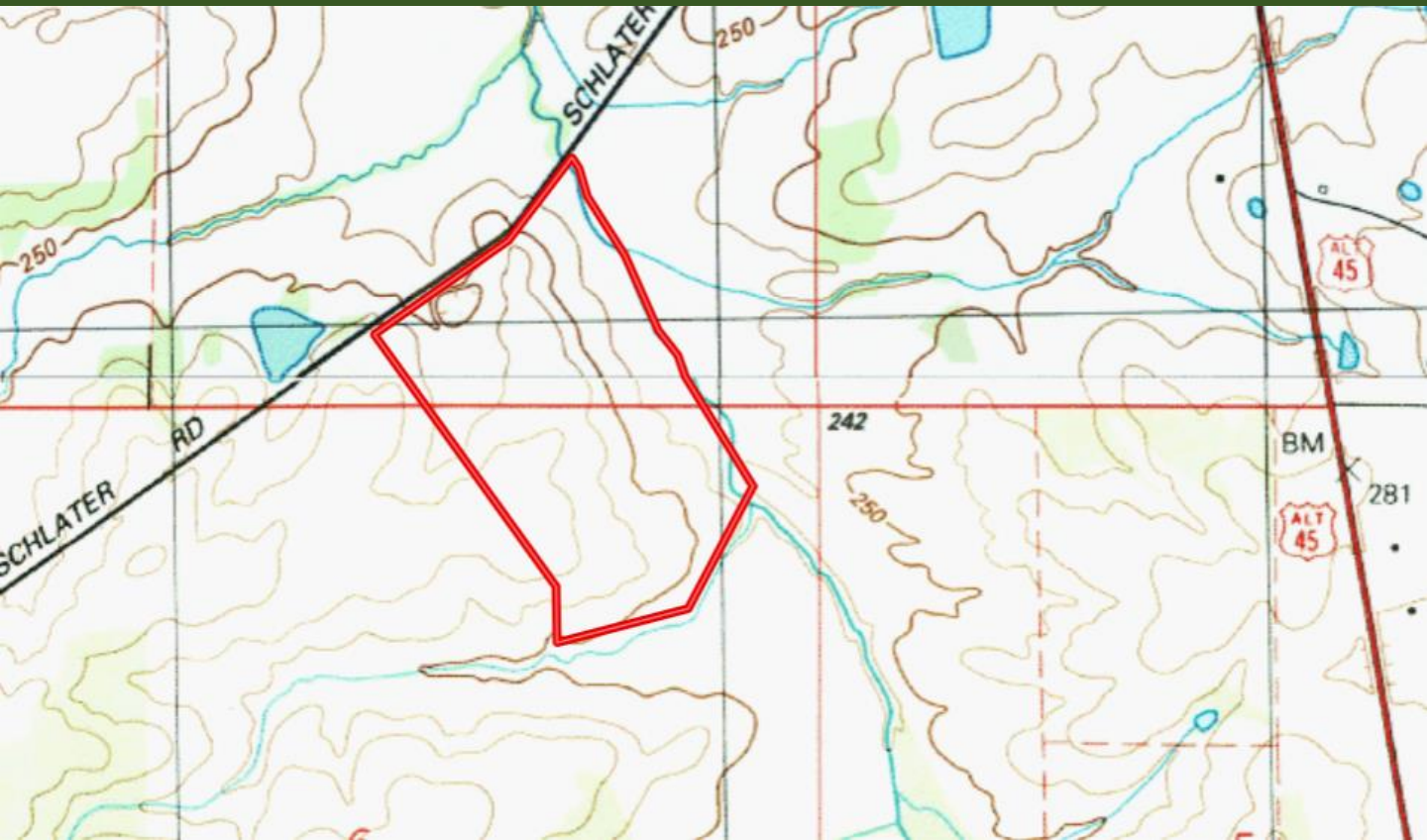


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# Topography Map



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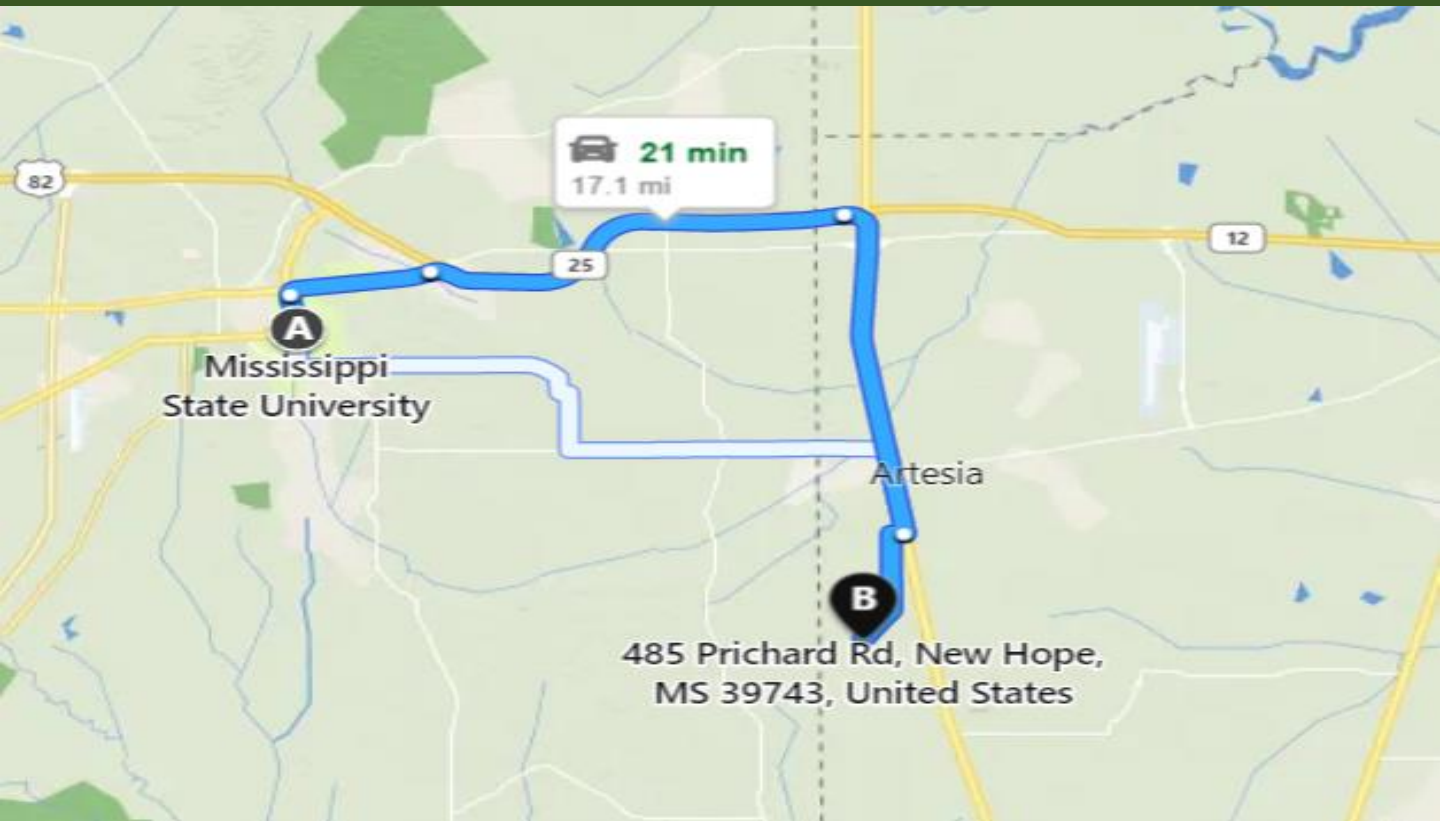
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# Directional Map



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