

Recreational/Hunting Tract

170+/- Acres in Kemper County, MS



This property was built with the avid outdoorsman in mind. This tract in Kemper County, MS, offers established food plots, plenty of deer bedding, 750- pound deer feeders, a 17+/- acre trophy bass and crappie lake, and an established trail system throughout the property. The deer herd has been managed for years to establish a great age structure for growing big bucks. Turkeys, doves, and ducks also frequently use this property throughout the year. There is a 25+/- acre block of 13-year-old pines, two smaller blocks of mature hardwoods by the lake, and the rest has been replanted in 3-year-old pines. Water and power have been installed onto the property where a house or cabin could be easily built. There is also over 900ft of road frontage on Dow Road. This property is just 17 miles from Philadelphia, MS, and only 4.9 miles to Lauderdale County, MS line! To schedule a private showing, call or text Walker!

Directions from Philadelphia, MS: From CrisMont Creations Philadelphia, MS head south on MS-19/ MS-21/ Pecan Avenue toward Shady Lane for .2 miles. Then in .4 miles turn left onto Myrtle Street East. After that in 450 feet turn right onto Evergreen Avenue. The in .3 miles turn left onto MS-16/ East Main Street. Next, in 10.8 miles bear right onto MS-486/ Golf Course Road. After that in 2.1 miles Keep straight to get onto MS-491/ Highway 491 S. After that in 1.5 miles turn left onto Road 450. Then the road name changes to Zion Road in 1.9 miles. Then lastly, turn right onto Dow Road in .5 miles and the property will be on your left.



Call me today!

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



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Information is believed to be accurate but not guaranteed



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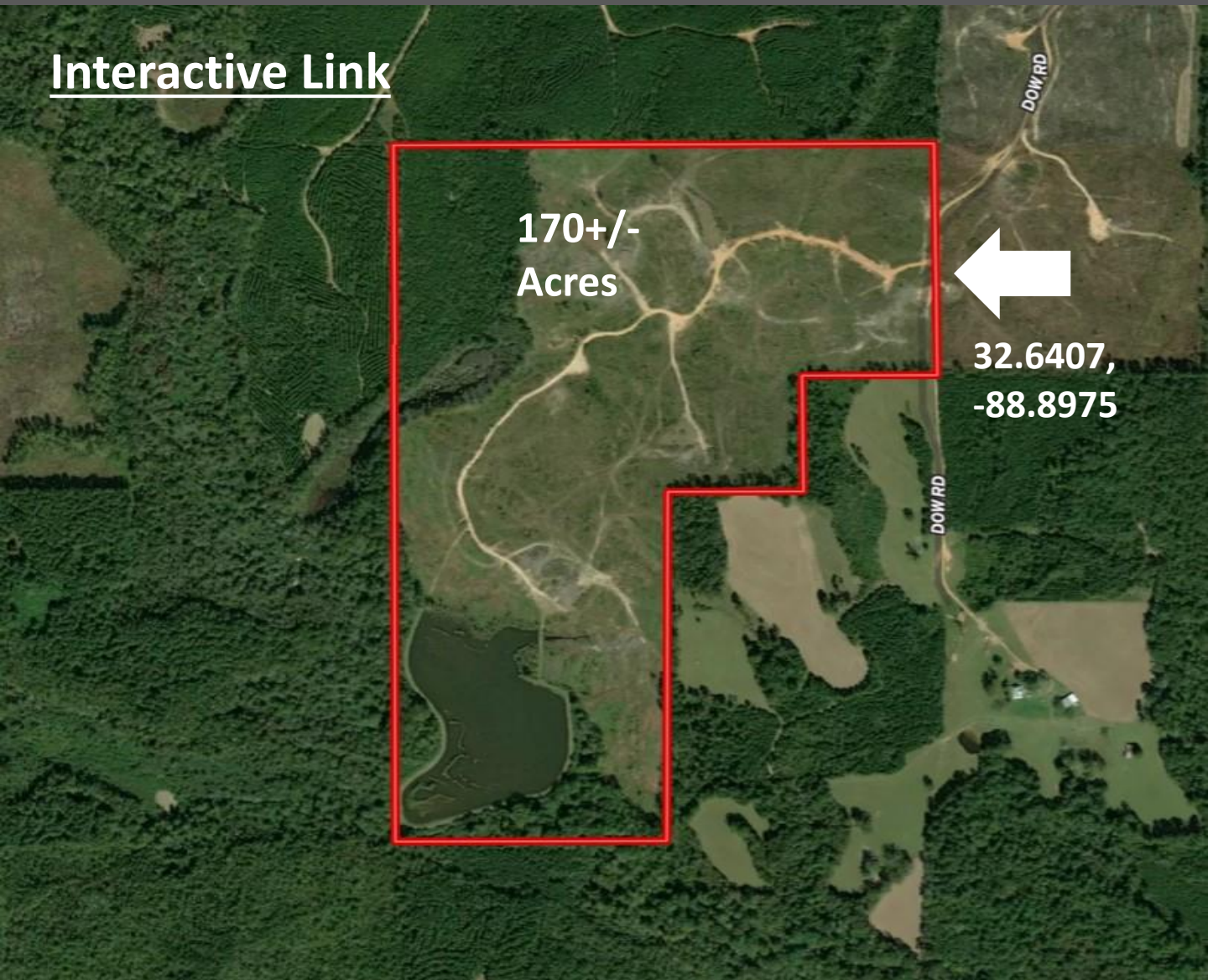
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Aerial Map

[Interactive Link](#)



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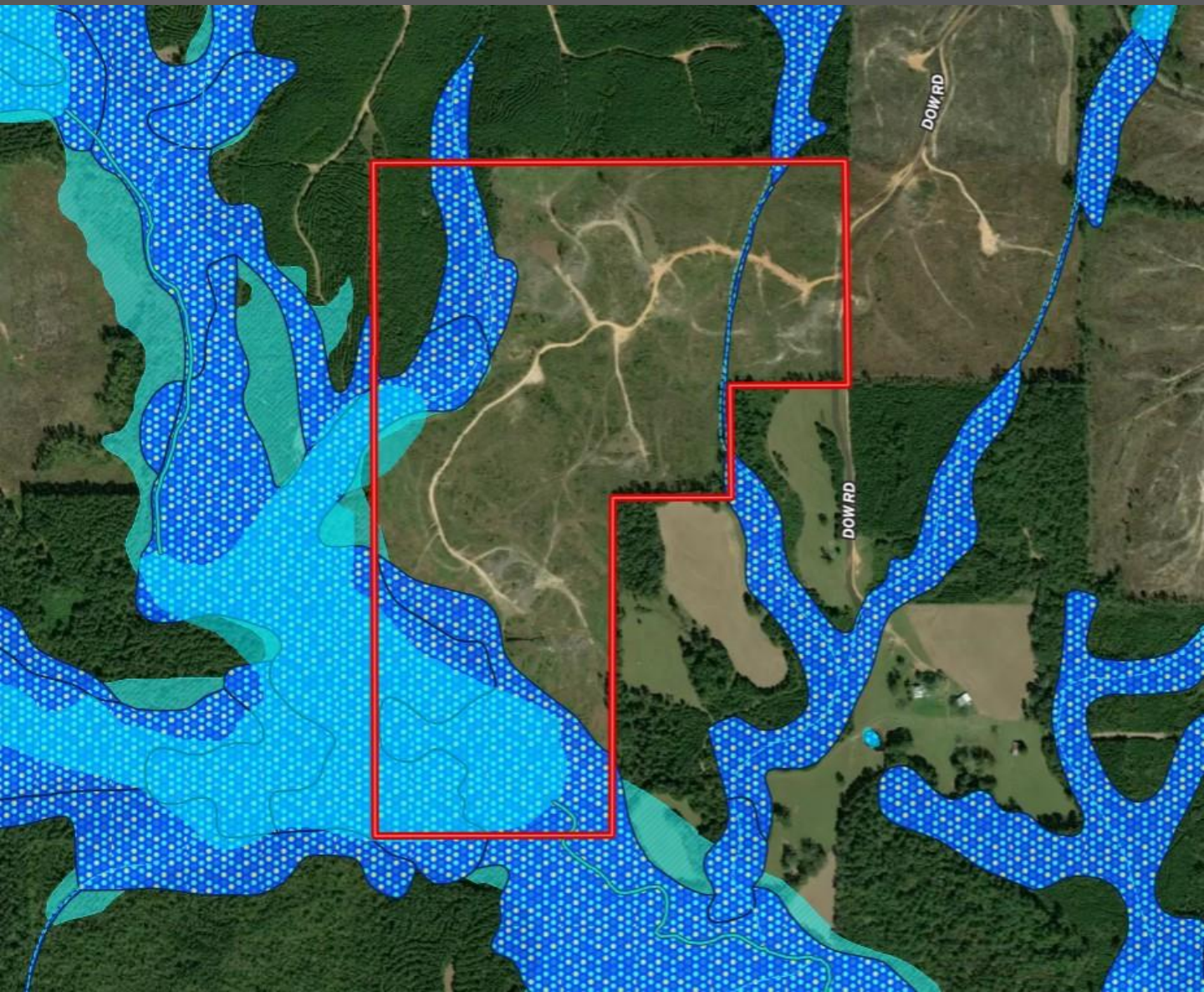
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Flood Map



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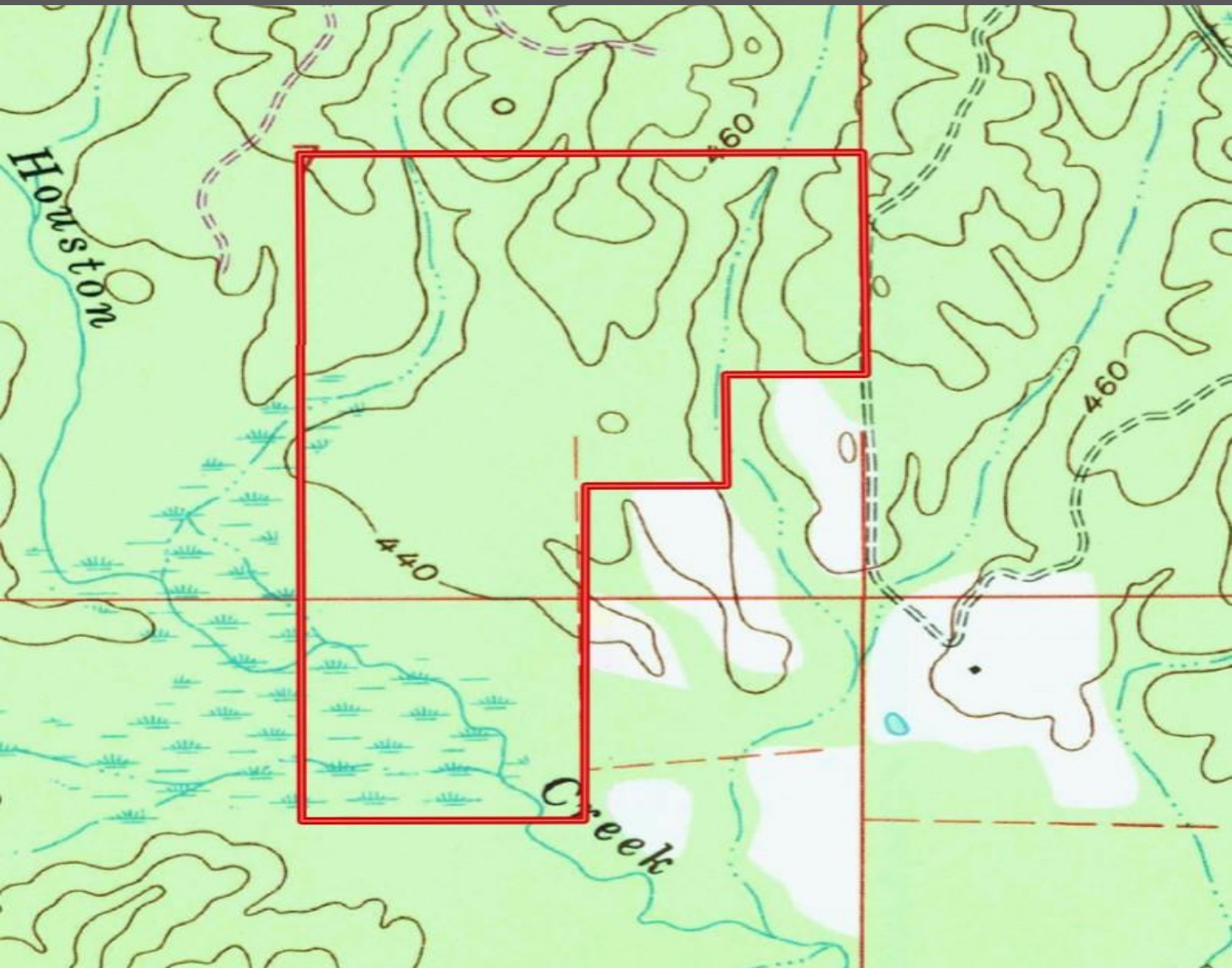
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Topography Map



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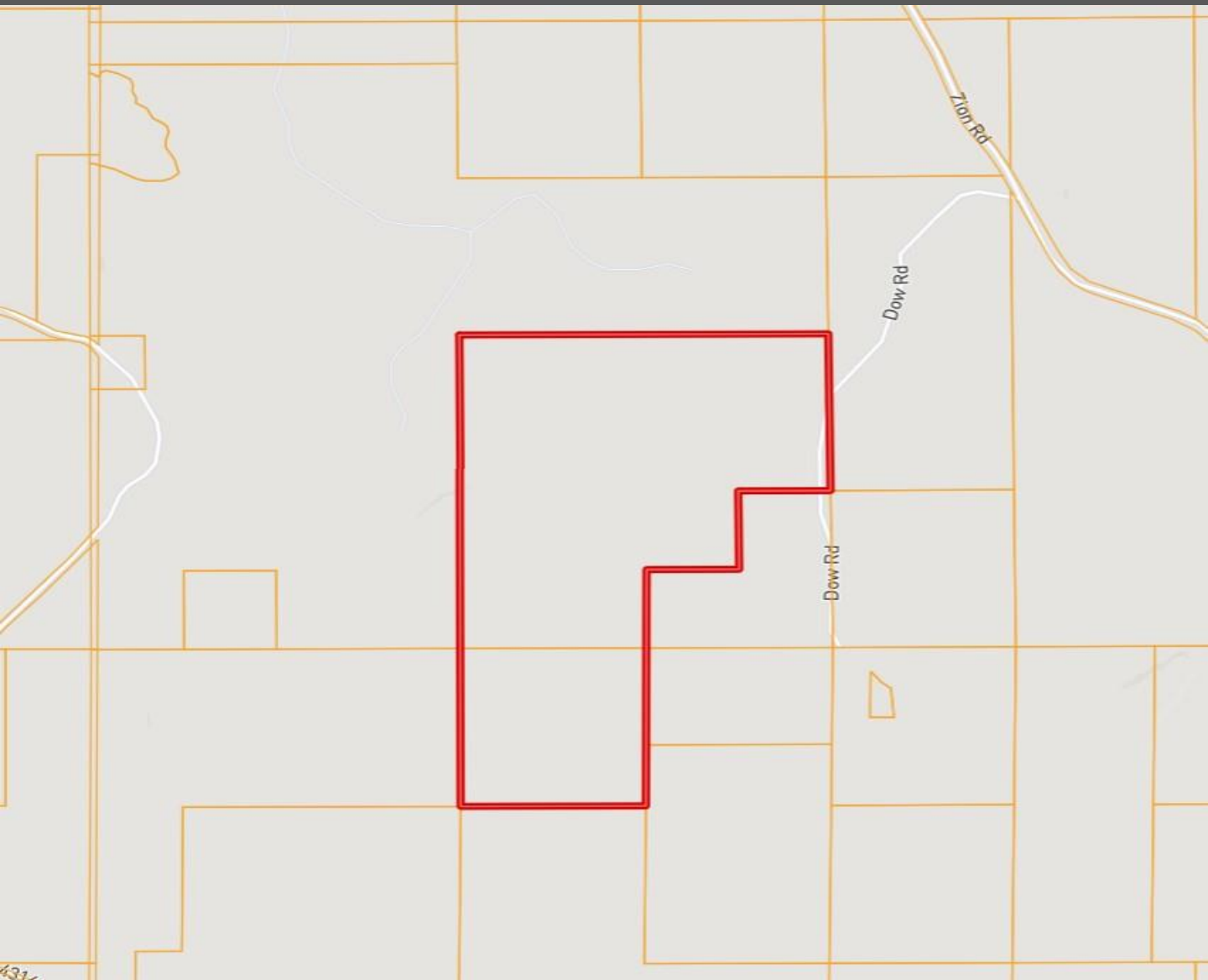
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Ownership Map



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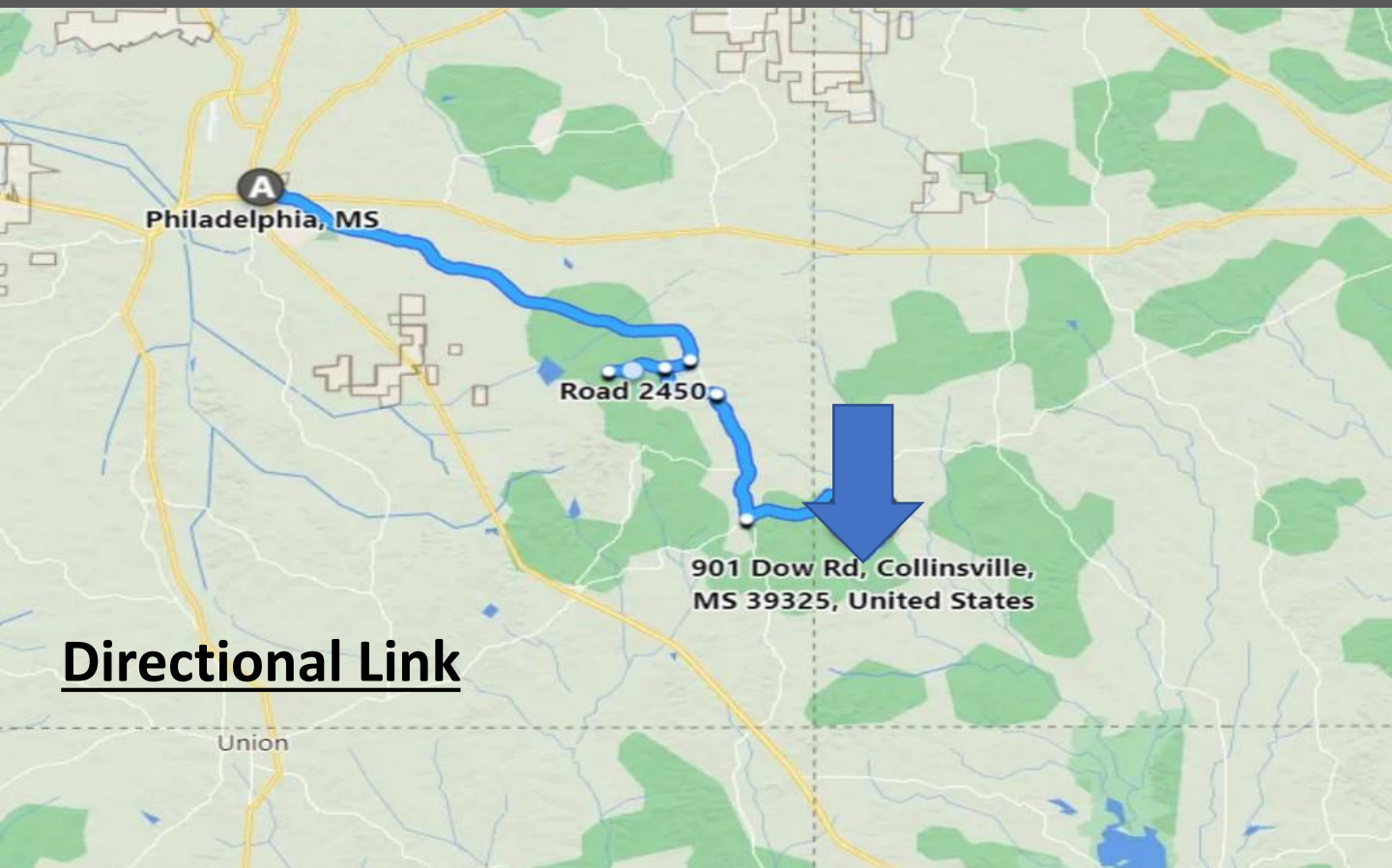
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Directional Map



Directional Link

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