

# Incredible Opportunity to Invest in Madison County Property 44+/- Acres In Madison, County



Have you been looking to get out of a densely populated neighborhood but still be close to town? This 44± acre property in Madison County is the perfect tract for a home site or investment. This property is just 15 minutes from Canton Academy and only 25 minutes from Gluckstadt. There is an approximately 3 acre lake on the property. There are road systems and approximately 1,066 feet of road frontage on Sulphur Springs Road. There is a proposed plat in place for the property to become a subdivision, and the seller is willing to subdivide in many different ways. There is a minimum build requirement of 1,500 sqft and additional restrictions available upon request. There are utilities available at the road. Don't miss out on this chance to own land in Madison County. For your private viewing, call Travis or Preston today.

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[Google Map Link](#)



**PRESTON SMITH**, MANAGING BROKER  
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601.990.5070 office | 601.209.7150 cell



Expect More. Get More.

*Call us today!*



**TRAVIS SMITH**, REALTOR®  
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**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.







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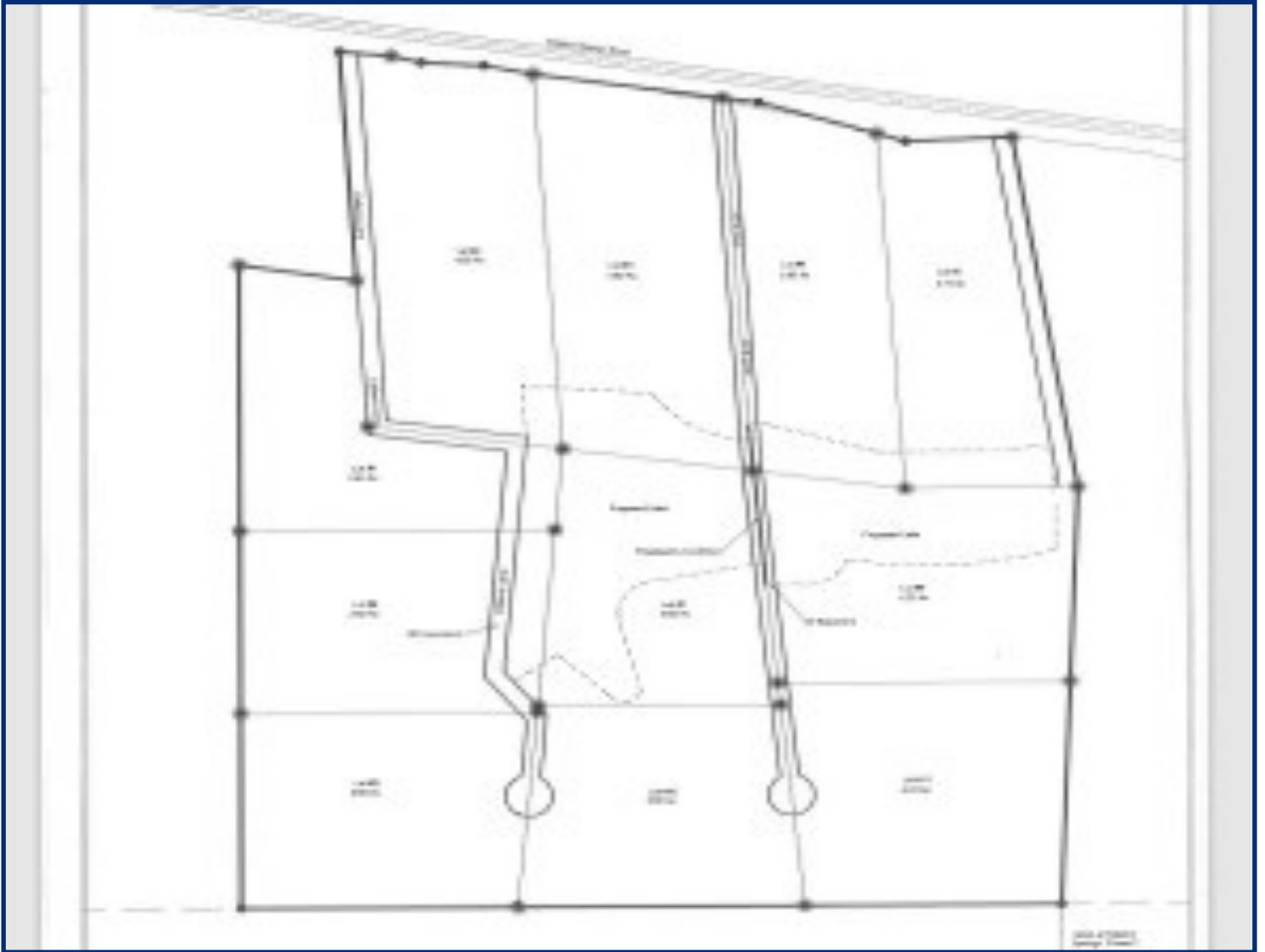
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# Proposed Platt



[Link for Proposed Platt](#)

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# AERIAL MAP



CLICK [HERE](#) FOR AN INTERACTIVE MAP



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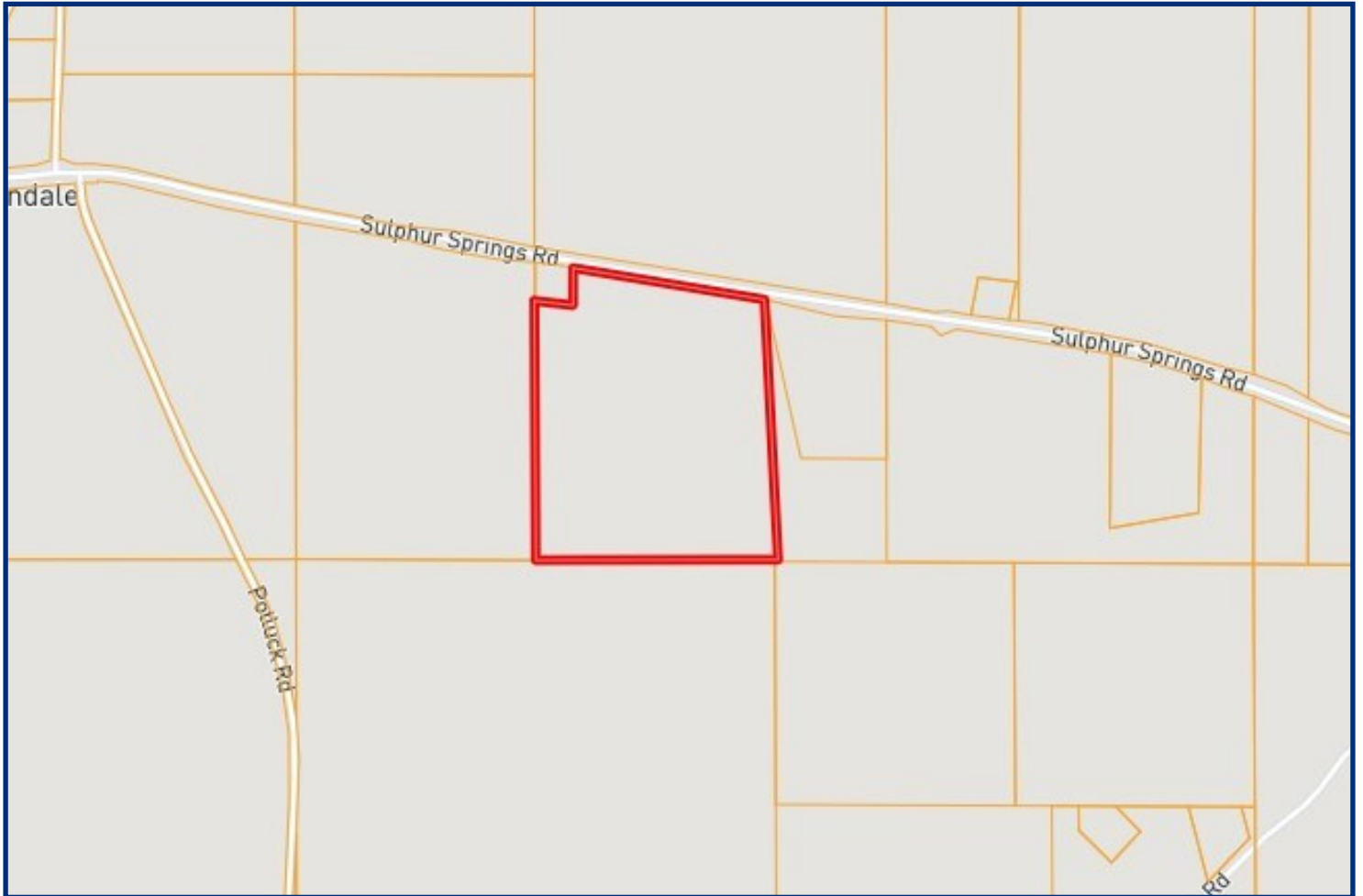
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# OWNERSHIP MAP



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# TOPO MAP



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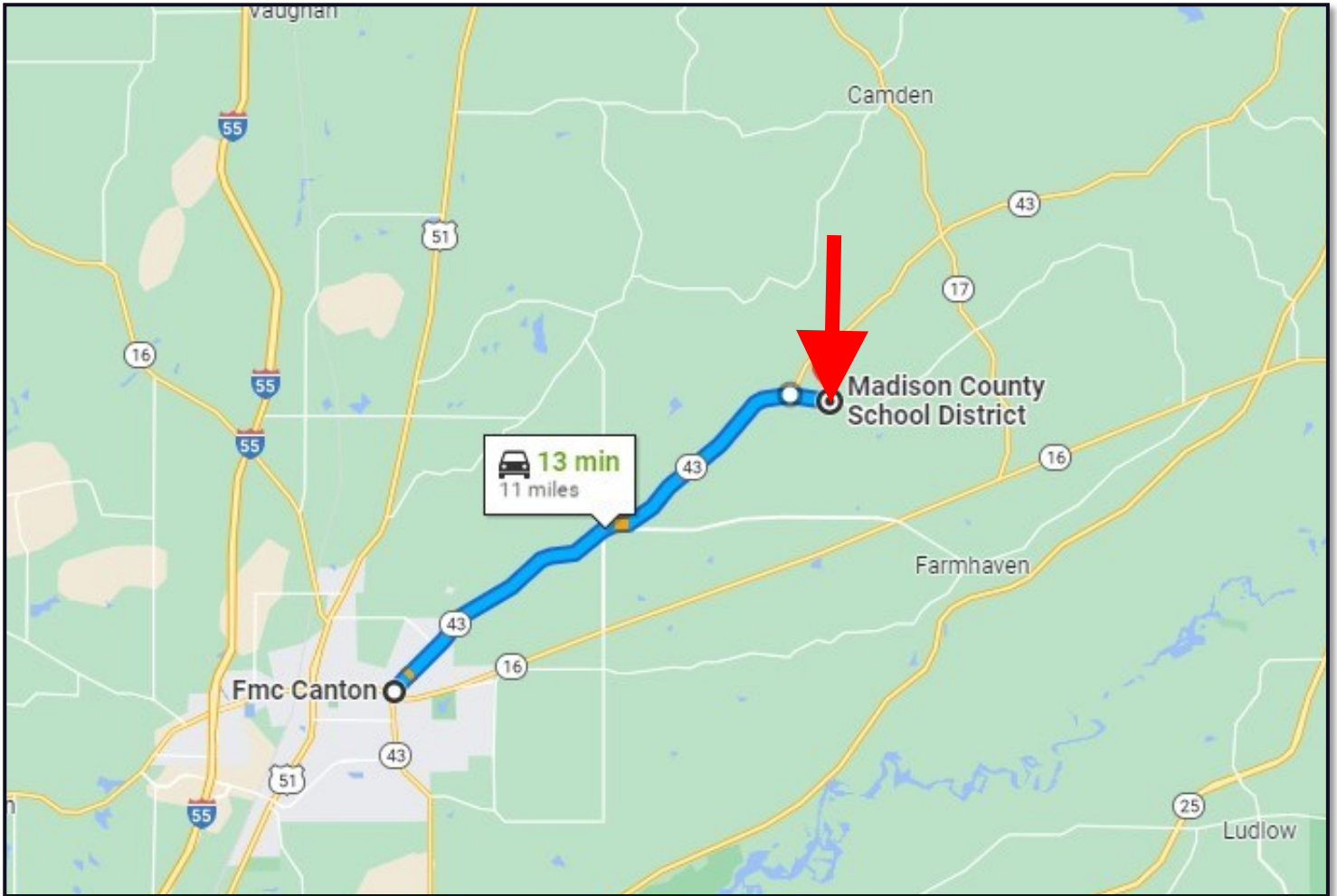
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# DIRECTIONAL MAP



**DIRECTIONS FROM INTERSECTION OF HWY 16 AND HWY 43 IN CANTON, MS:**  
Head north on MS-43 N/Old Sharon Rd toward McDonald Ave for 10.2 miles, then turn right onto Sulphur Springs Rd the property will be on your right in 0.8 miles.

[Google Map Link](#)



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