

287+/- Acres Madison County, MS

\$728,000

Hunting | Recreational | Investment



#SellingSippi
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

287+/ Acres in Madison County, MS

Are you looking for an ideal hunting tract that doubles as a great timber investment? Look no further than this 287+/- acres in Madison County, MS. All the natural elements that contribute to amazing hunting are here and create a clean slate for you to construct your ideal hunting haven. Access is key and this tract has three different access points, allowing you to consider the wind direction and plan your hunt accordingly. There are thinned 25-year-old pine trees that, once on a burn rotation, will provide ample cover and food for the wildlife. Additionally, there is a major thick area strategically located in the middle of the property to hold the big bucks roaming the area as well as to provide plenty of nesting for the hens. On the northwest side, there are hardwoods that will provide abundant acorns. With existing food plots, as well as plenty of room to plan exactly where you'd like to put more, you can tailor this tract to your liking. The road system is new and was made after the recent thinning was done. The acreage also boasts several potential lake sites along with some beautiful cabin sites with power nearby. Not only will this property make for excellent hunting, but it also offers investment potential, as it has pines that are approximately 10 years from maturity and will allow you to recoup a large portion of your land investment. If you're looking for hunting, recreation, and investment, call me today to see the property in person.



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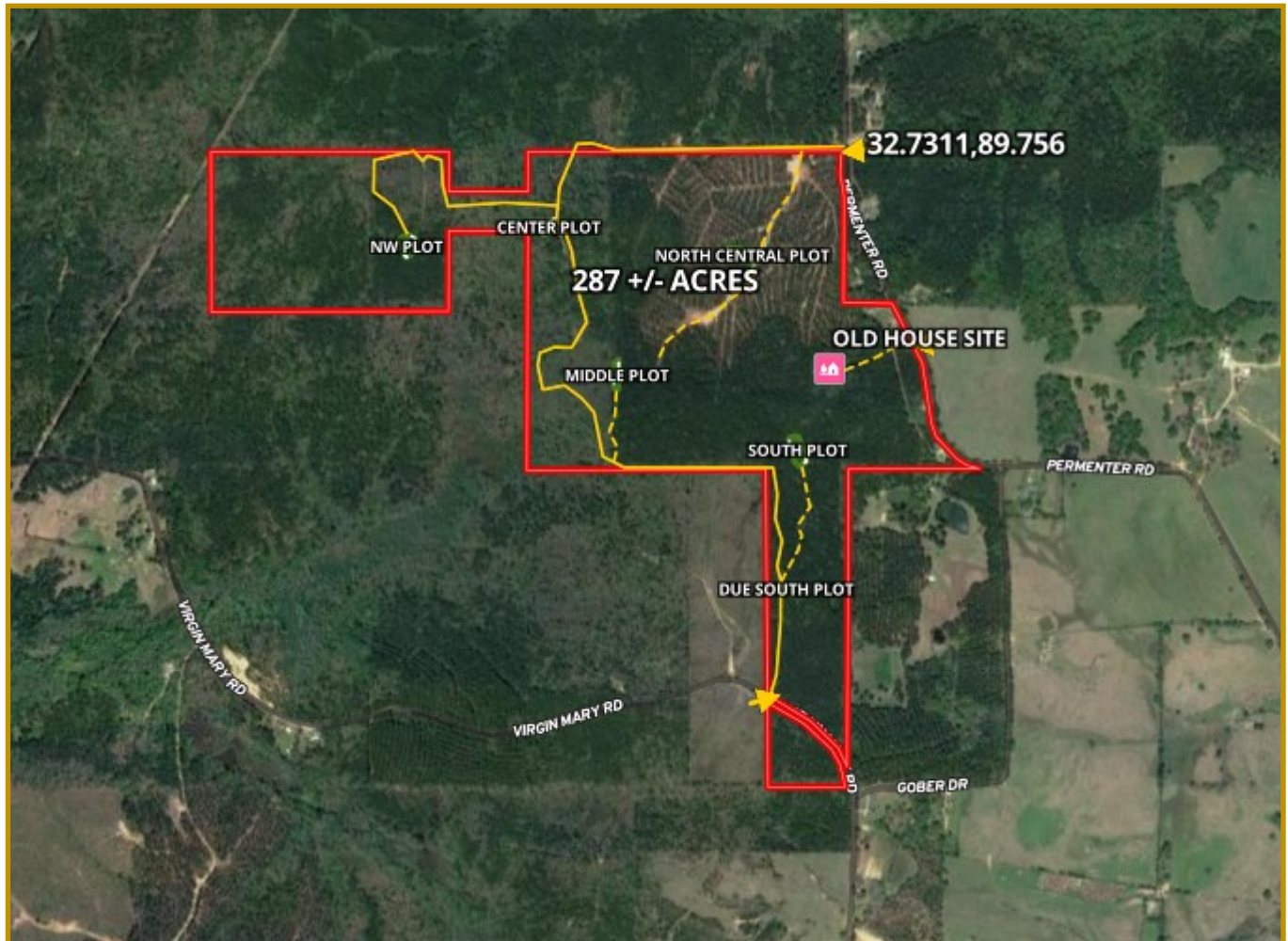
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Aerial Map



[Click here for Interactive Map](#)



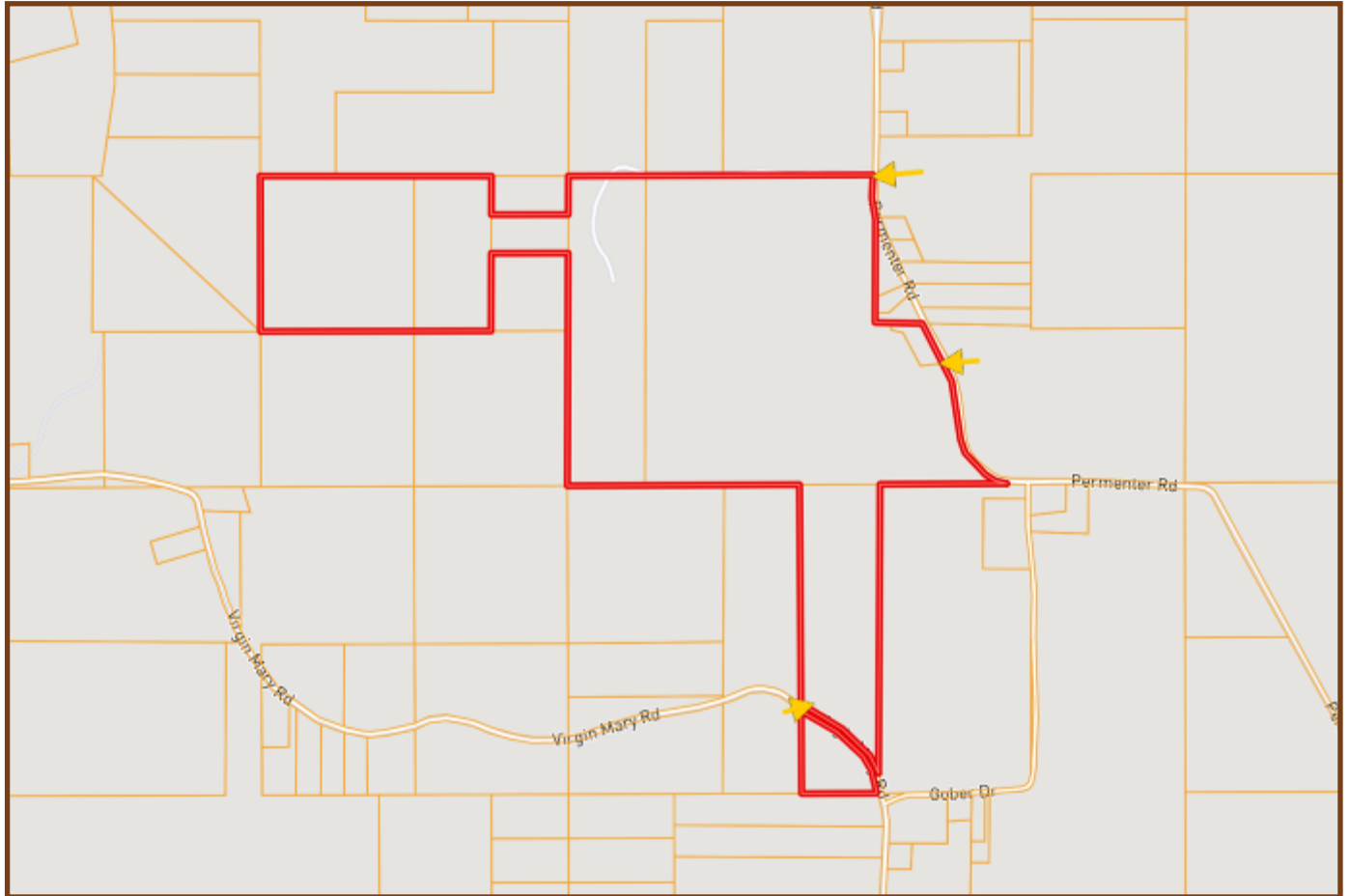
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Ownership Map



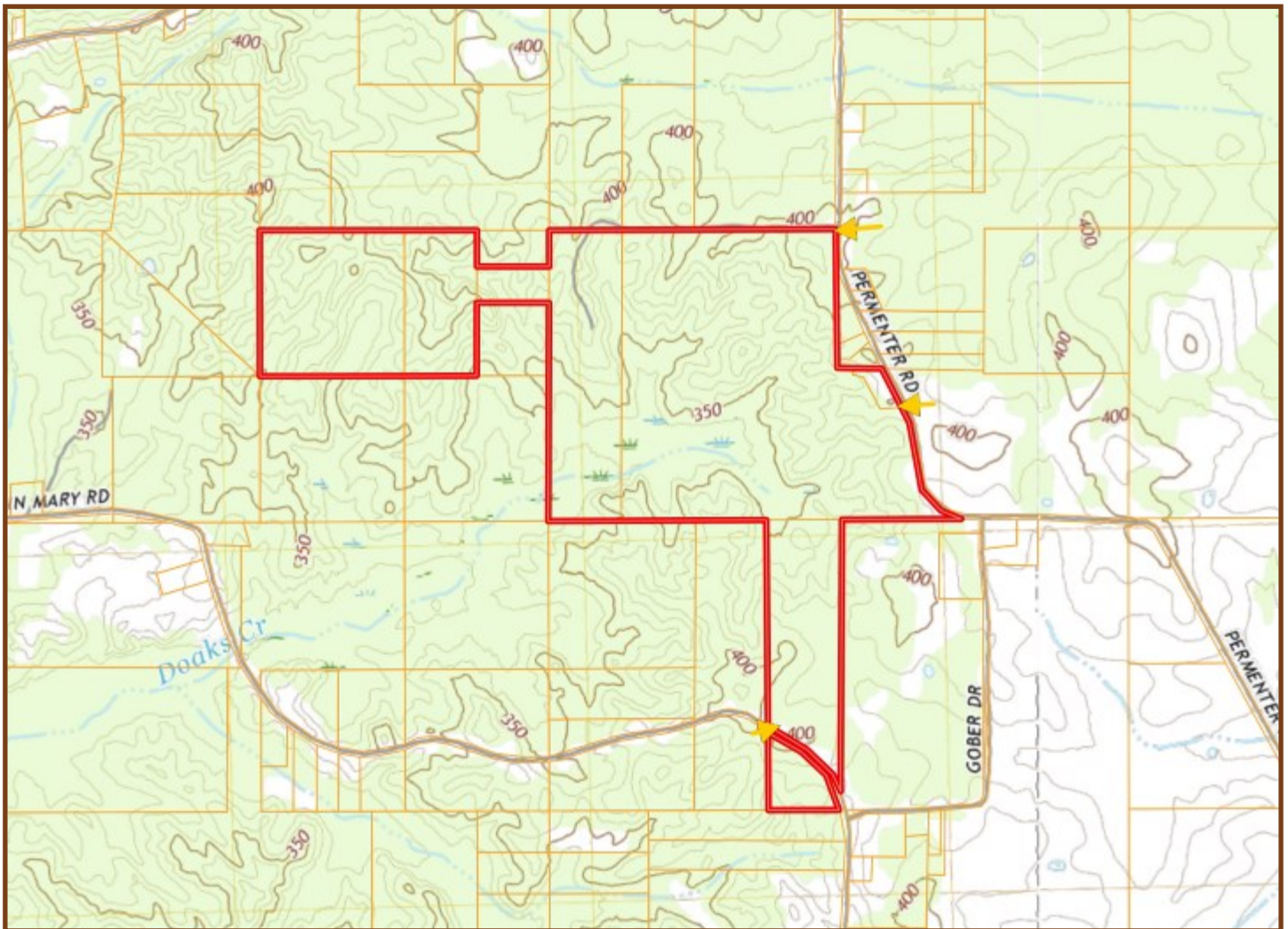
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Topographical Map



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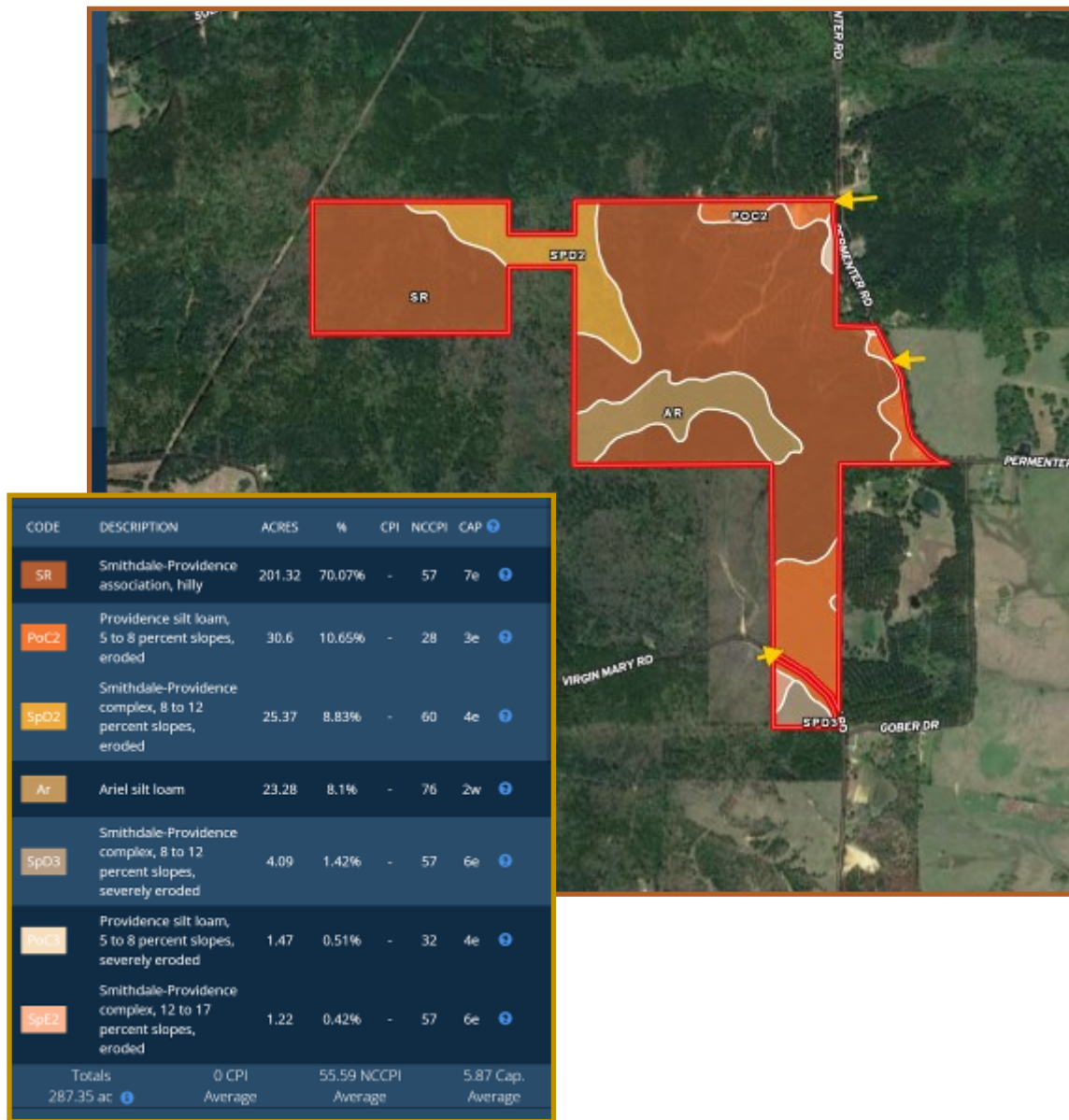
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Soil Map



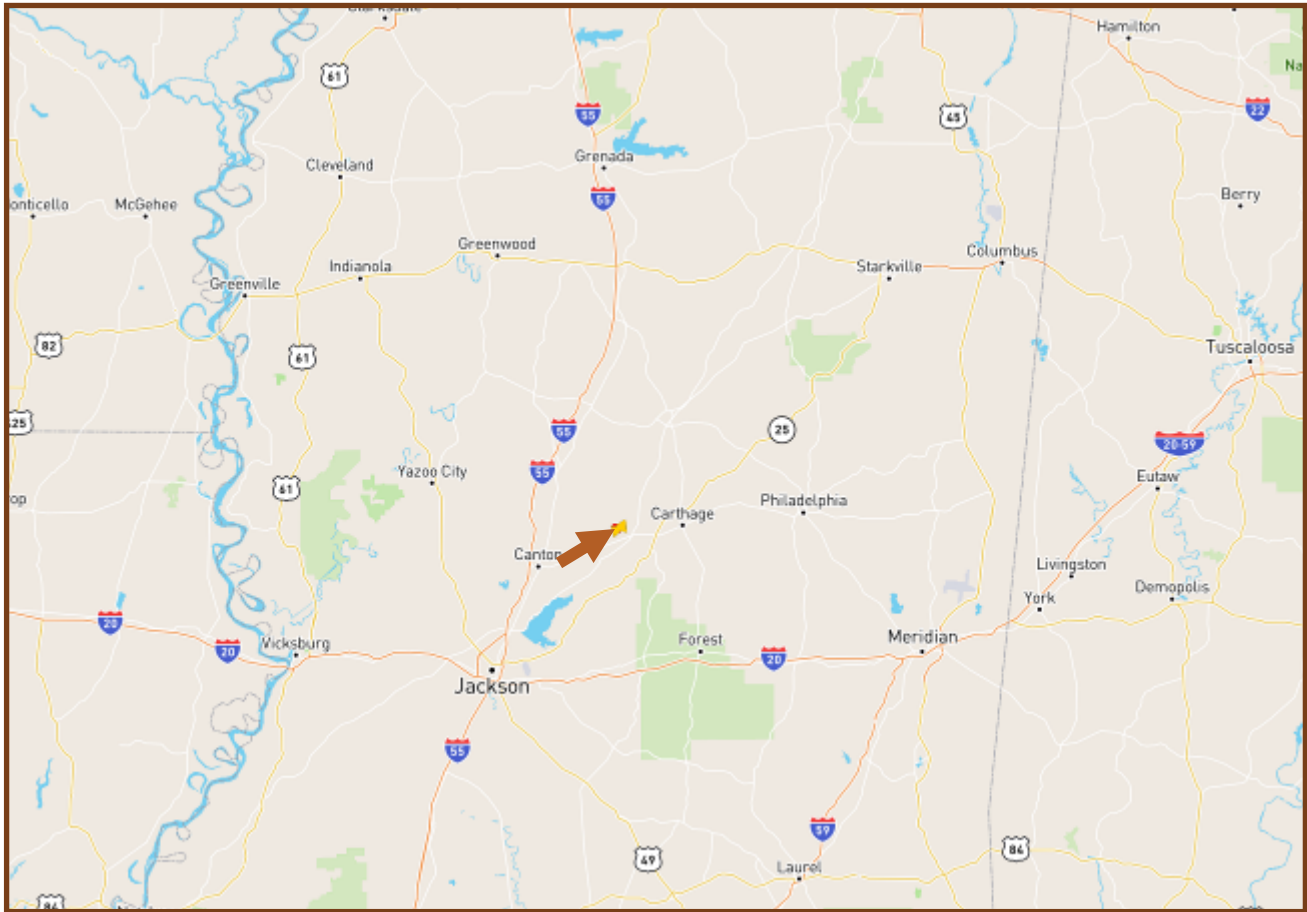
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Directional Map



DIRECTIONS: From Canton, travel 16.8 miles on Hwy 16 towards Carthage. Take a left on Virgin Mary Rd. Drive 2.3 miles on Virgin Mary Rd. and turn right on Gober Rd. Travel $\frac{3}{4}$ of a mile until Gober Rd. dead ends into Permeter. Turn left on Permeter and the property will be on your left. The main entrance will be .6 miles on your left.

[Click Here for Interactive Map](#)



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