

287+/- Acres Madison County, MS

\$728,000

Hunting | Recreational | Investment



Expect More. Get More.

#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 an excellent timber investment? Look no further than this 287+/- acres in Madison County, MS. All the natural elements that contribute to fantastic hunting are here and create a clean slate for you to construct your ideal hunting haven. Access is critical, and this tract has three different access points, allowing you to consider the wind direction and plan your hunt accordingly. There are 25-year-old pine trees that have been thinned once and are on a burn rotation, which will provide ample cover and food for the wildlife. Additionally, a major thick area is strategically located in the middle of the property to hold the big bucks roaming the site and provide plenty of nesting for the hens. On the northwest side, some hardwoods will provide abundant acorns. With existing food plots and plenty of room to plan precisely 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 and some beautiful cabin sites with power nearby. This property will make for excellent hunting and offer investment potential, as it has pines that are approximately ten years from maturity and will allow you to recoup a large portion of your land investment. Call me today to see the property in person if you're looking for hunting, recreation, and investment.



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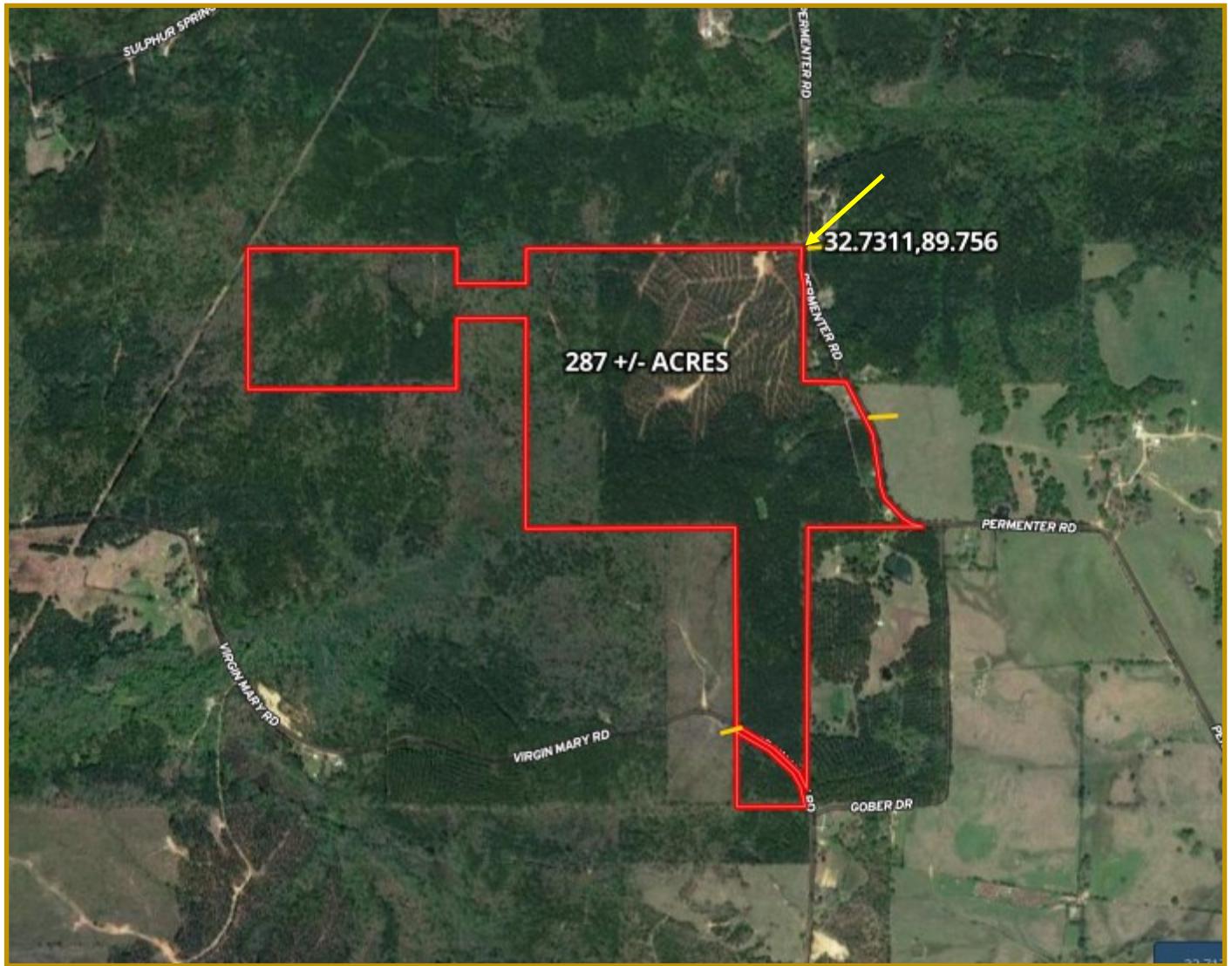
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AERIAL MAP



[Click here for Interactive Map](#)



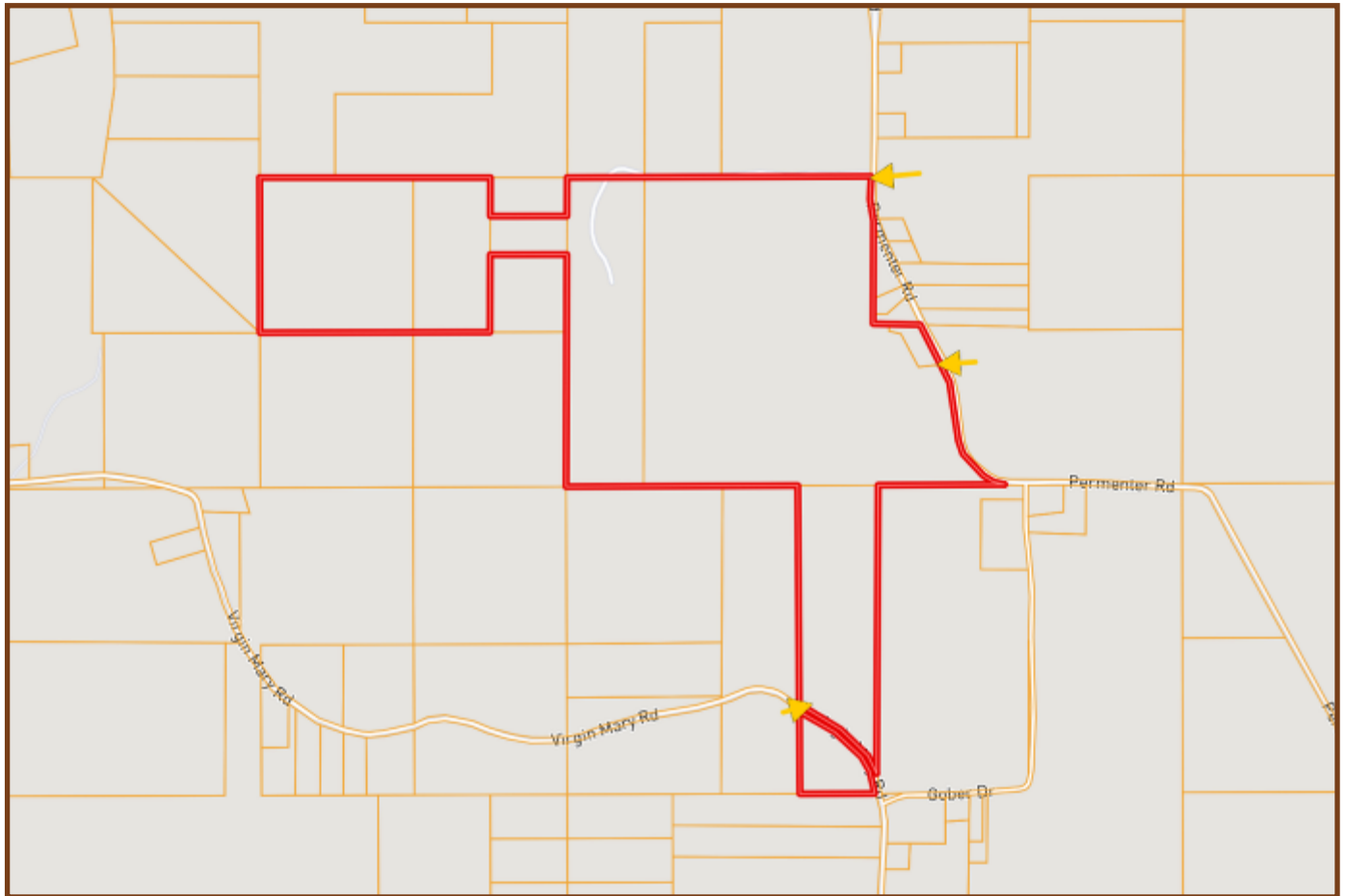
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OWNERSHIP MAP



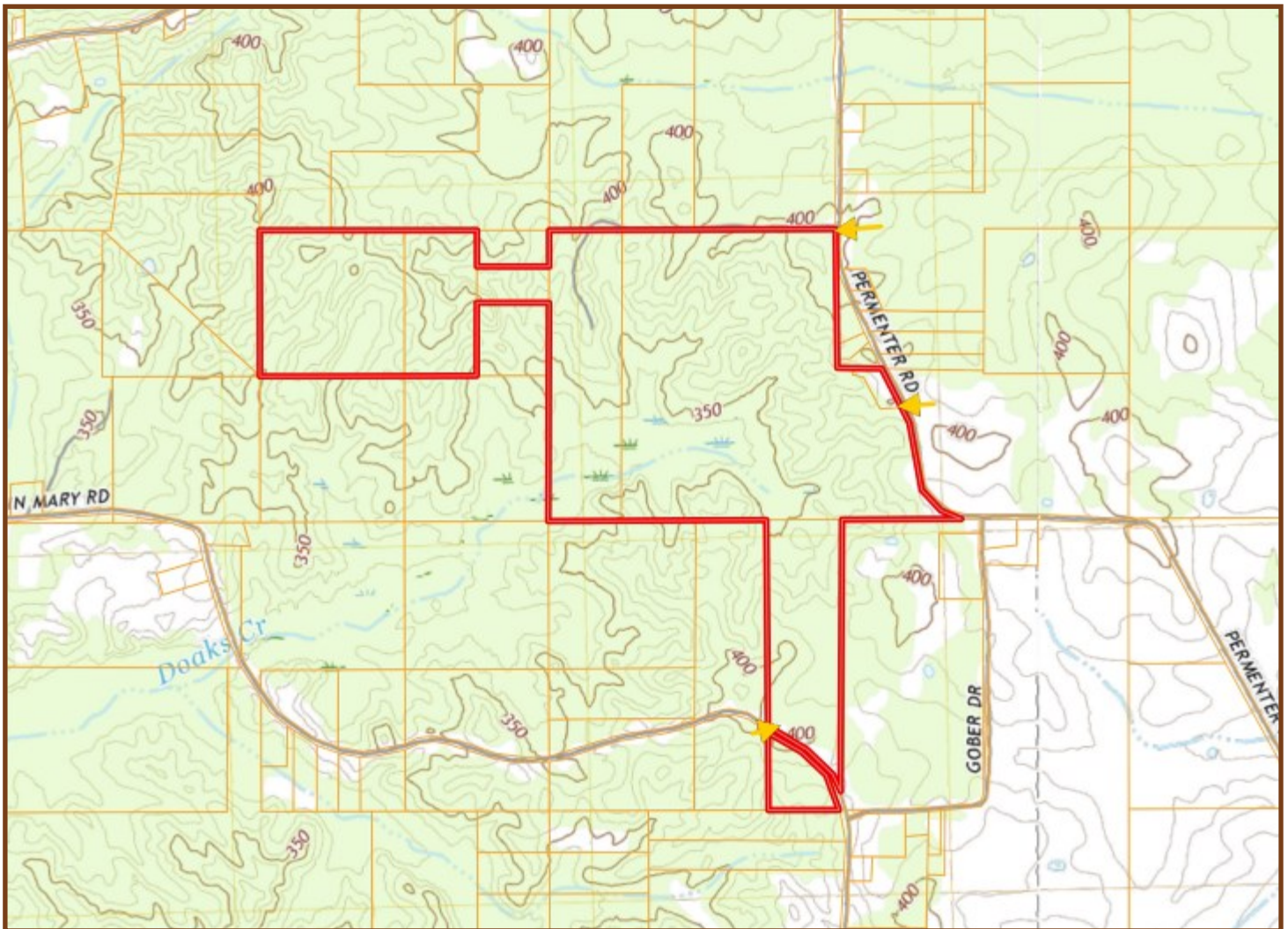
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TOPOGRAPHICAL MAP



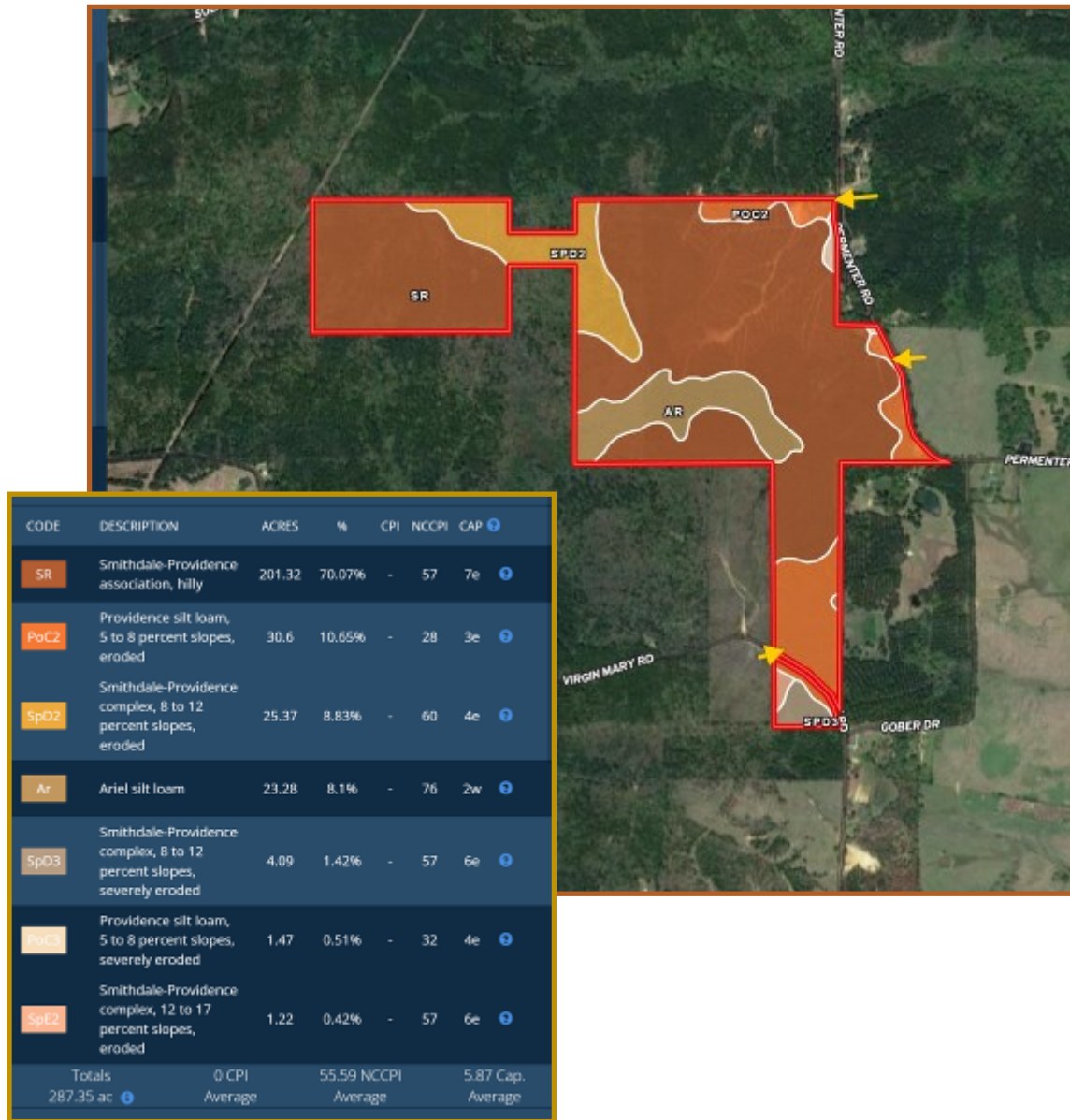
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SOIL MAP



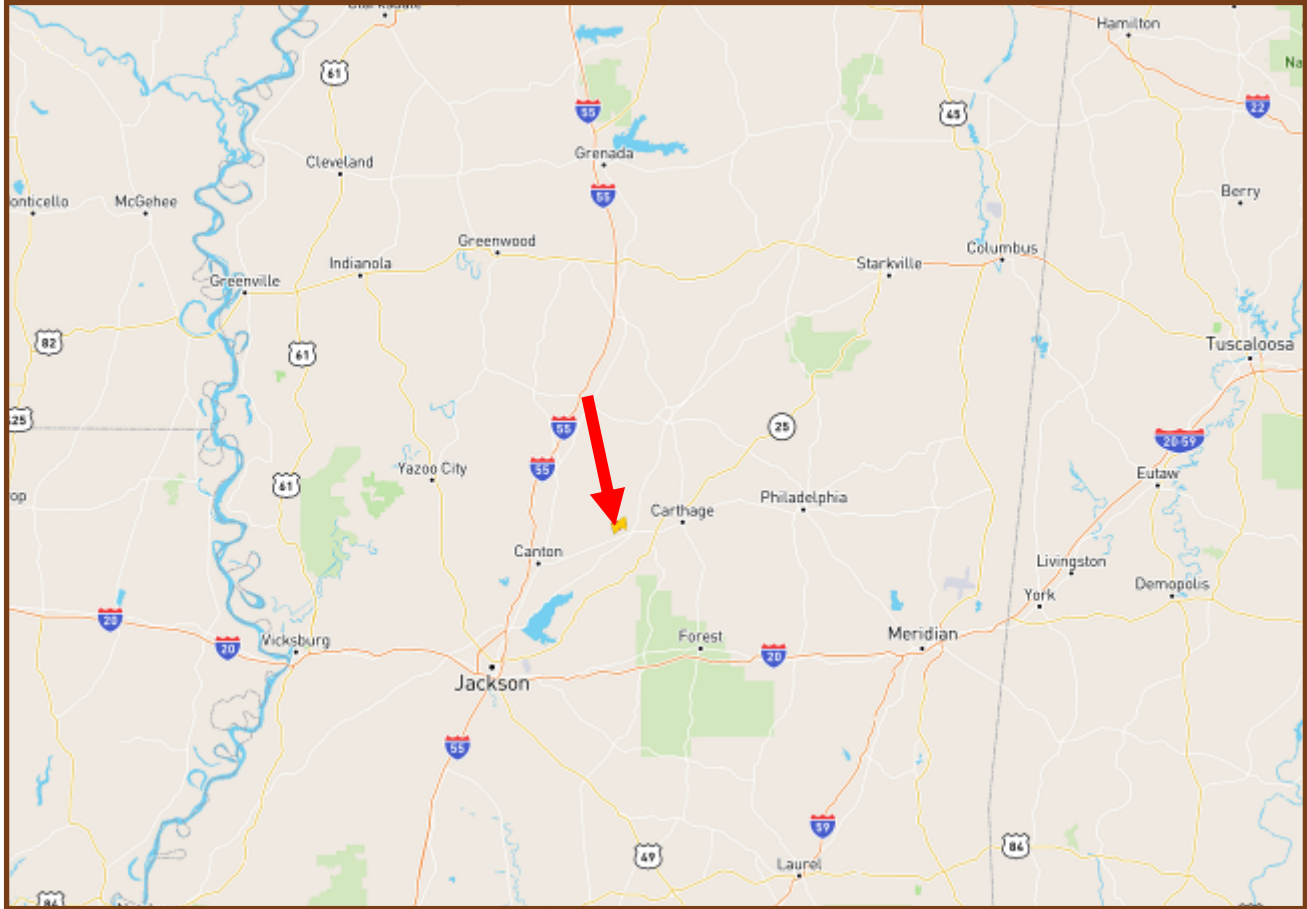
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DIRECTIONAL MAP



DIRECTIONS FROM CANTON, MS: 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 Perimeter. Turn left on Perimeter 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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