

# Outstanding Recreational Hunting Tract 238+/- Acres in Noxubee County, MS

**\$649,000**

**Directions from the intersection of Hwy 39 and Hwy 45 in Shuqualak: Travel west on Hwy 39 for 3.2 miles. Turn right onto Shuqualak Road and travel 6.2 miles. Turn left onto Sand Hill Road and travel approximately 1 mile. The gate and entrance to the property will be on the left.**

**[GOOGLE MAPS LINK](#)**



*Call me today!*

**MICHAEL COOPER, REALTOR®**  
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662.268.6333 **office** | 662.285.8686 **cell**



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Information is believed to be accurate but not guaranteed.



This 238+/- acre recreational hunting tract in Noxubee County, MS, is a must-see! The owner has put much time and thought into setting this property up with recommendations from the wildlife biologist. Some key features include established food plots with stands in place with an internal road system that will make hunting and navigating this property with a utv or 4-wheeler very convenient. The 4+/- acre pond has been cleaned out of old fish and started fresh. In 2022 fathead minnows, bluegill, and shell crackers were stocked from American Sportfish, and F1 Tiger bass were stocked this summer. The timber was thinned in 2021 and prescribed burned in the spring of 2023. This helped open the canopy for sunlight, allowing natural browse to come up for wildlife. The property also features a 40'X50' lighted pole barn with metal trusses that was built in 2020. There is power and water at the pole barn with fresh gray rock applied under and around the entrance. This property has a history of good turkey and deer populations; quail have also been noted on the property. Two live clear water creeks flow through the property (Running Water Creek and Nails Creek), including a creek crossing on Nails Creek with rip rap and gray rock for a base. Access is good with road frontage on Sandhill Road, the west boundary for the property, and a deeded easement from Shuqualak Road to access the northeast portion of the property. The owner also has a lease for the 80+/- acres adjoining this property to the north that can be conveyed at closing. This property is going to check a lot of boxes for year-round enjoyment. \* There is potential for QUALIFIED BUYERS to assume the current loan at a 4% interest rate. The buyers will have to be APPROVED with the sellers current lender. \* Call Michael Cooper to view this property!



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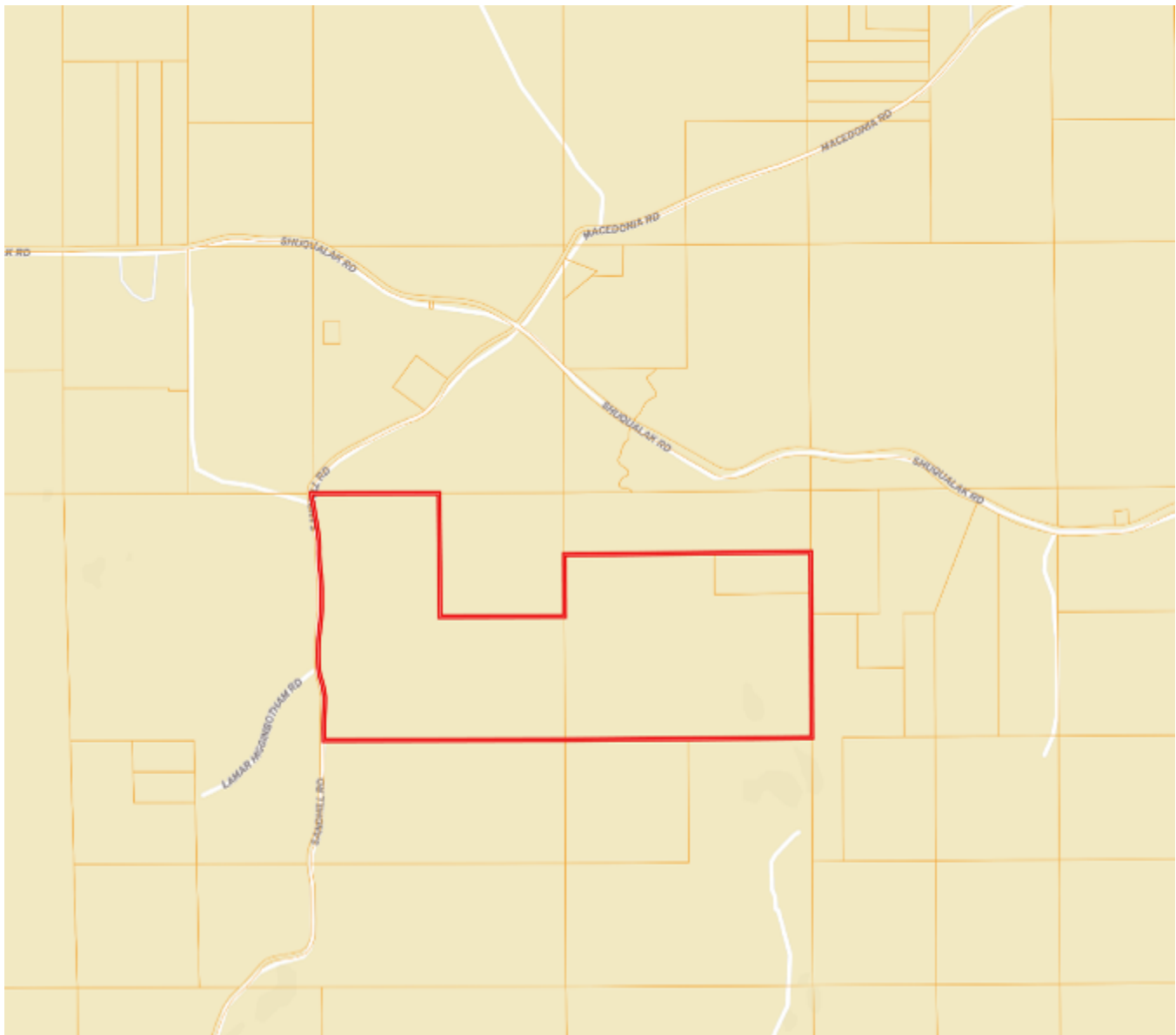


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# OWNERSHIP MAP



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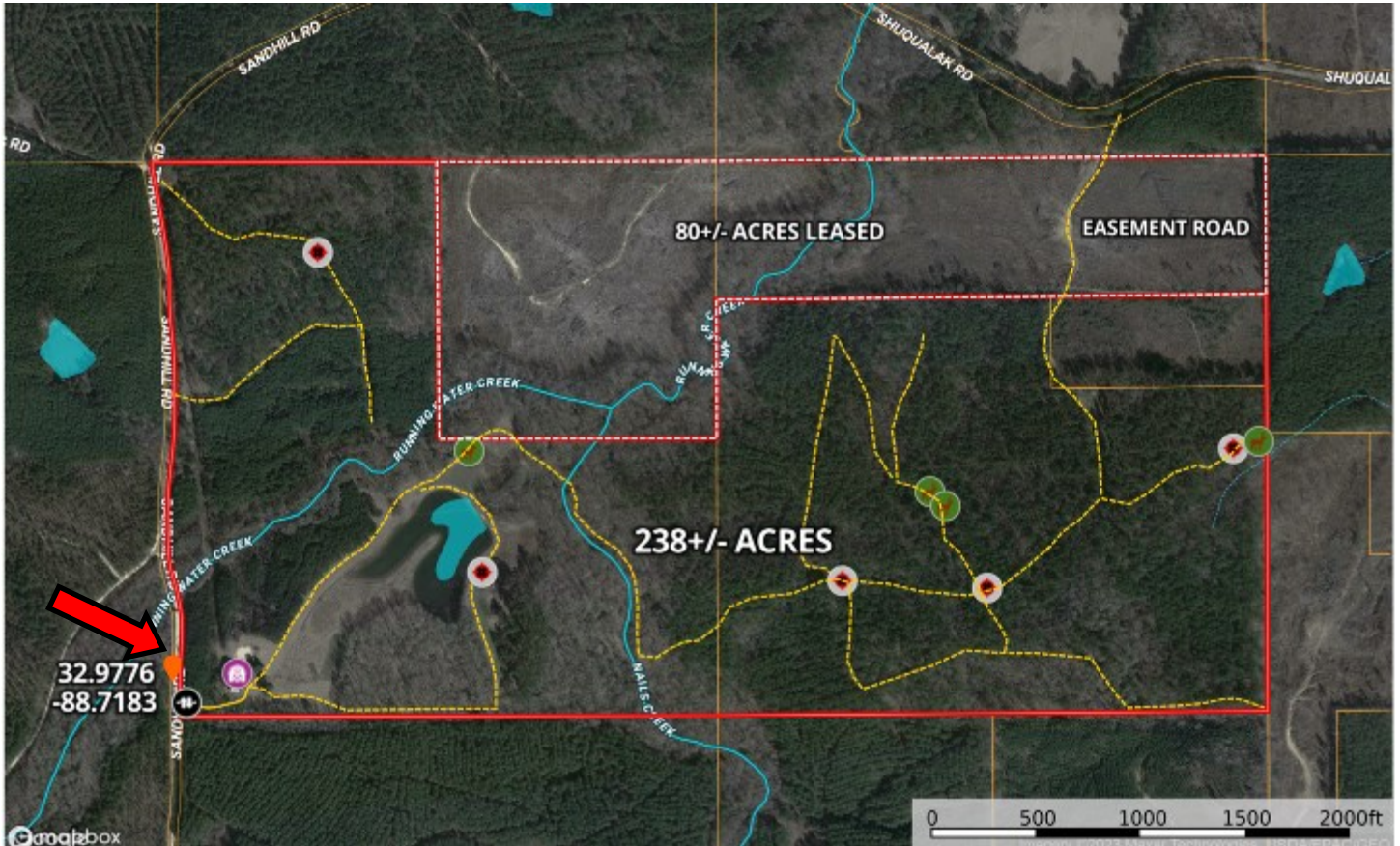


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# AERIAL MAP



[CLICK HERE FOR INTERACTIVE MAP](#)



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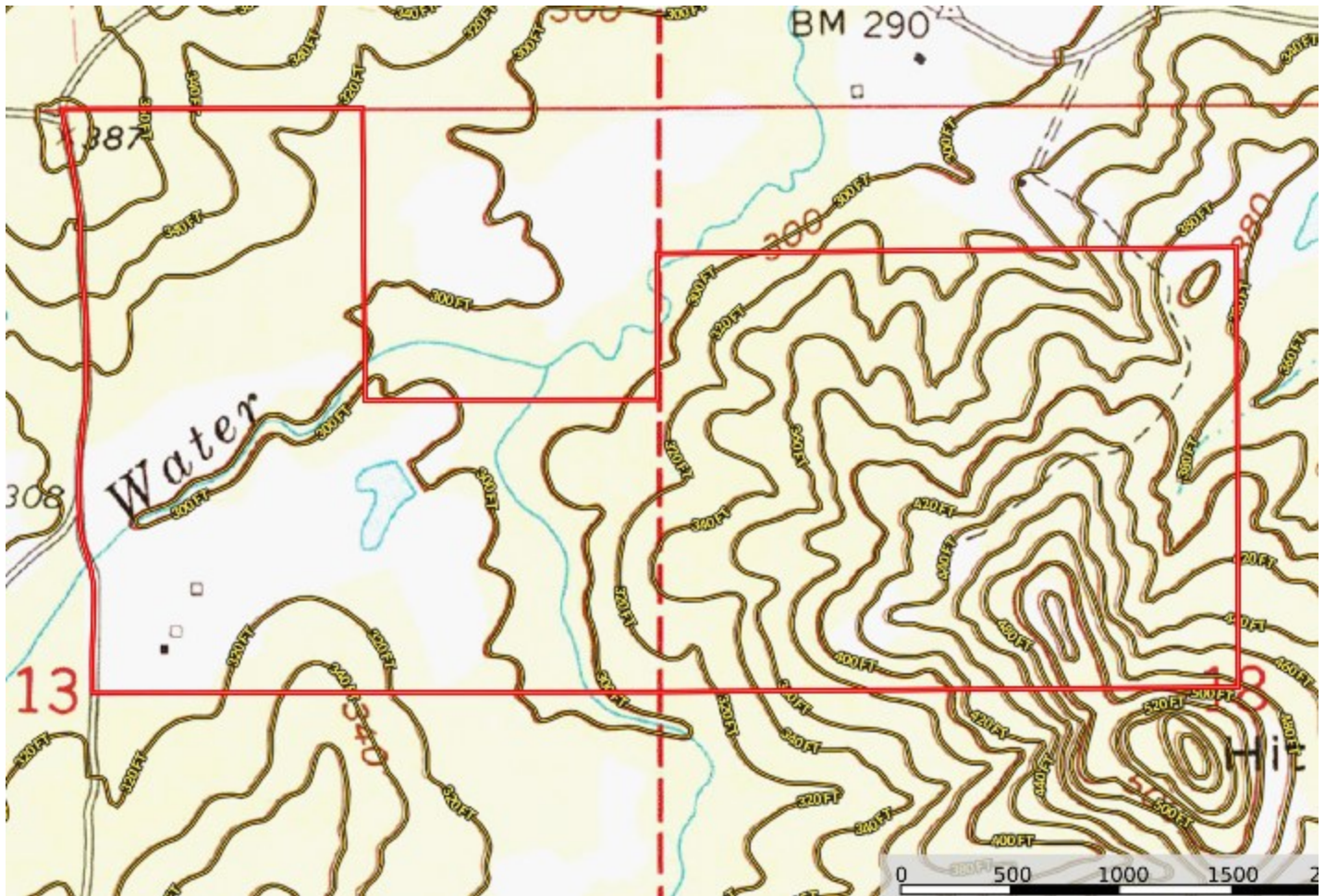


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# TOPO MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WcF	Wilcox silty clay loam, 15 to 35 percent slopes	80.17	33.72	0	14	7e
SW	Sweatman-Smithdale association, hilly	48.4	20.35	0	52	7e
Ma	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	36.21	15.23	0	78	2w
WD	Wilcox silty clay loam, rolling	19.11	8.04	0	59	6e
WcC2	Wilcox silty clay loam, 5 to 8 percent slopes, moderately eroded	15.09	6.35	0	44	3e
CaA	Cahaba fine sandy loam, 0 to 2 percent slopes	14.83	6.24	0	54	1e
VmA	Vimville loam, 0 to 2 percent slopes	10.92	4.59	0	71	3w
WcB2	Wilcox silty clay loam, 2 to 5 percent slopes, moderately eroded	8.13	3.42	0	45	3e
W	Water	4.91	2.06	0	-	-



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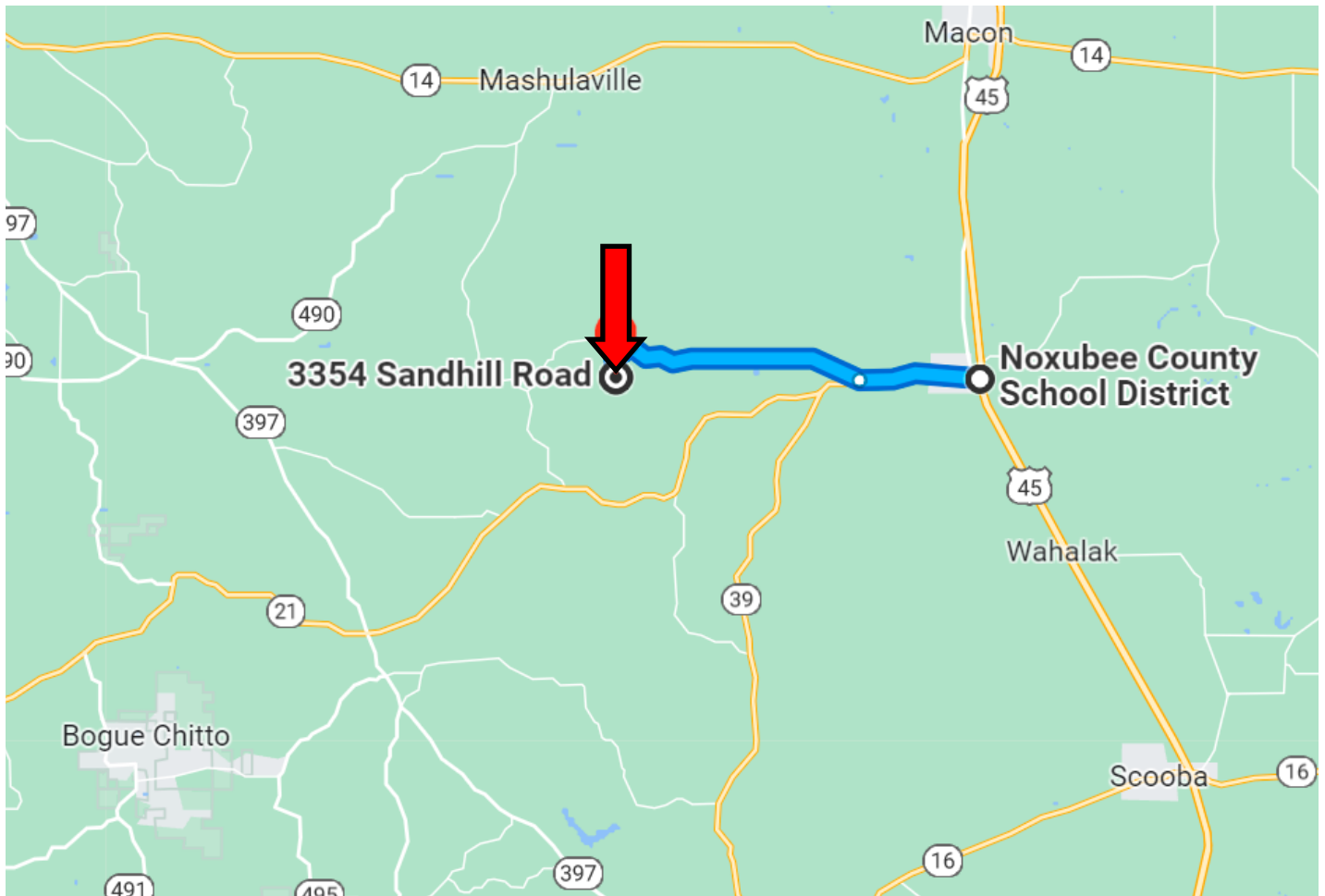


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# **DIRECTIONAL MAP**



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