

Outstanding Recreational & Timber Investment

607± ACRES IN SCOTT COUNTY, MS



\$1,676,000

- 607± Acres
- Surrounded by the Caney Creek WMA and Bienville National Forest
- 4,000 SF Two-Story Home Built in 1873
- Five Bedrooms
- 2 Parlors
- 2 Bathrooms
- Majestic Oaks
- 100± Acres Rolling Pasture
- 250± Acres Pine Timber
- 175± Acres Mature Hardwood
- 100± Acres Bedding Area
- 2± Acre Pond
- 1,500 SF Camphouse
- Internal Road System
- Two Creeks

[CLICK HERE FOR DRONE FOOTAGE](#)



Call the land man today!

TOM SMITH, ALC®, BROKER
Tom@TomSmithLand.com
601.898.2772 **office** | 601.454.9397 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



The history of this beautiful home and Family Estate in Scott County, MS, will amaze you for years and generations to come. Located just two minutes from Forest and I-20, this 607± acre property features a 4,000 square foot, two-story home that was built in 1873. The house is in excellent condition and has five bedrooms, two parlors, a keeping room, two bathrooms, a kitchen, and a covered front porch. Beautiful, majestic, oaks surround and beautifully frame the home, and a two-acre pond behind the house is stocked with bass, bream and catfish.

The property is comprised of: 100± acres of rolling pasture for grazing cattle and hay production; approximately 250± acres of pine timber ranging from 18 to 25 years old; and approximately 175± acres of mature hardwoods and bottomland timber scattered throughout, providing for excellent game management and nutrition. There are two creeks traversing the property and an excellent, established road system.

An additional 1,500 square foot camp is also included and could be brought back to standards very quickly and would be an excellent base hunting camp. There are also 100± acres of heavily thinned hardwoods that are a great bedding area. The property is abundant with deer and turkey. The Caney Creek, Wildlife Management Area and Bienville National Forest surround the property, offering thousands of acres of additional recreational and hunting opportunities. The views from this property are spectacular, as it is one of the highest points in Scott County. There are approximately 557± acres lying to the east of Moore Tower Road and 50± acres to the west, providing complete privacy for your family and your investment! Give The Land Man a call for your private tour today!

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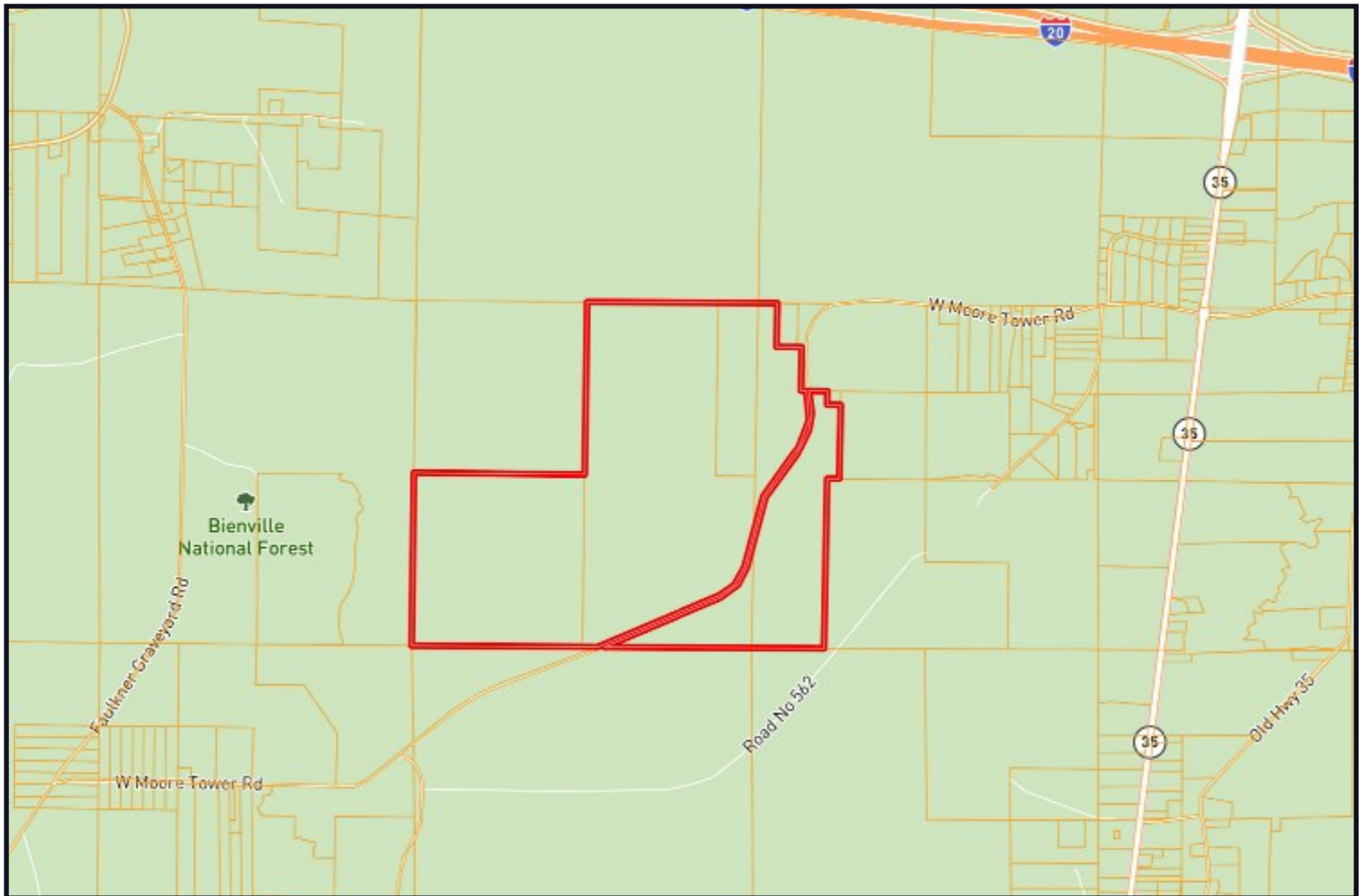


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Ownership Map



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Aerial Map



[Click Here for an Interactive Map](#)

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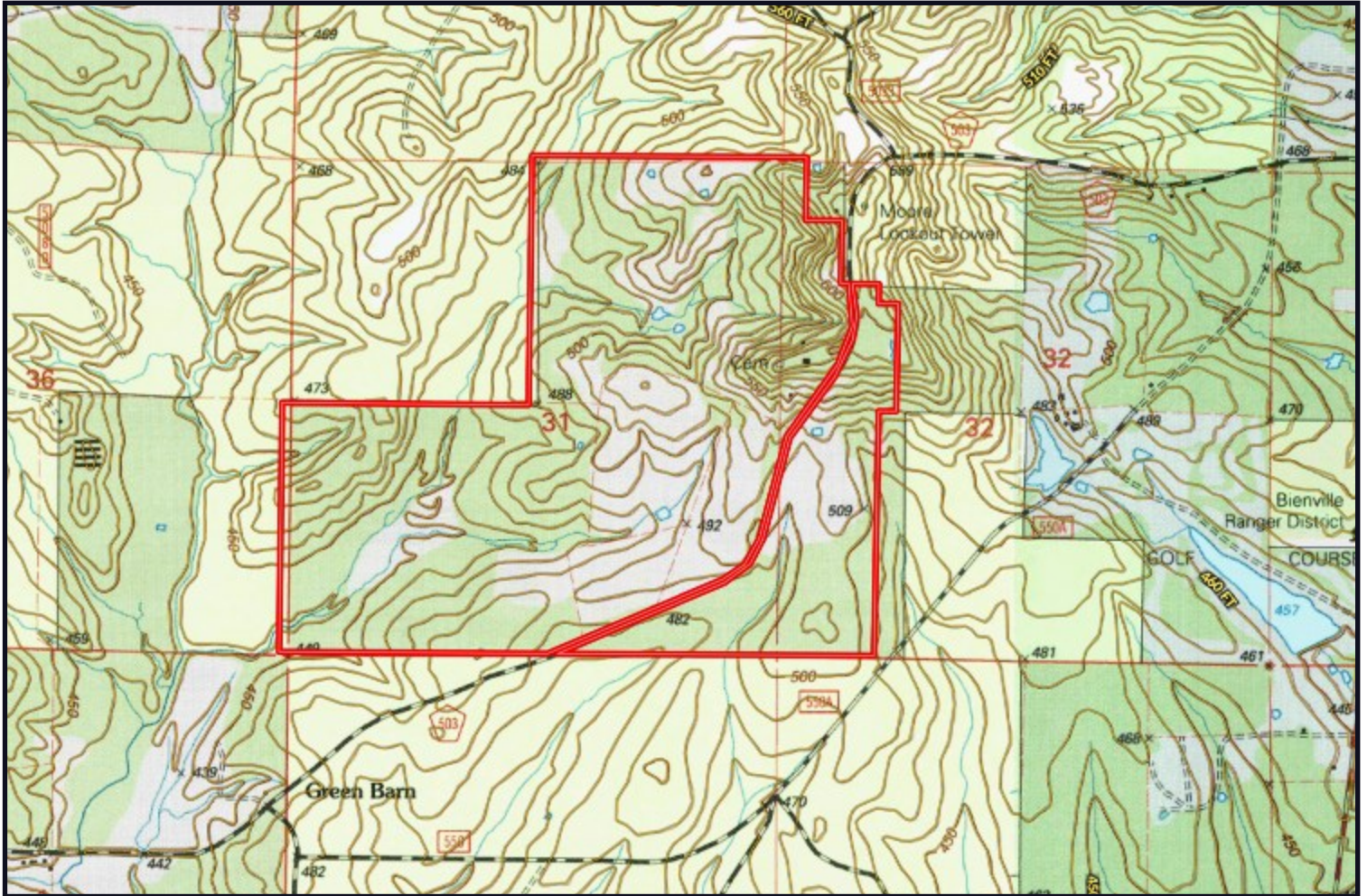
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Topo Map



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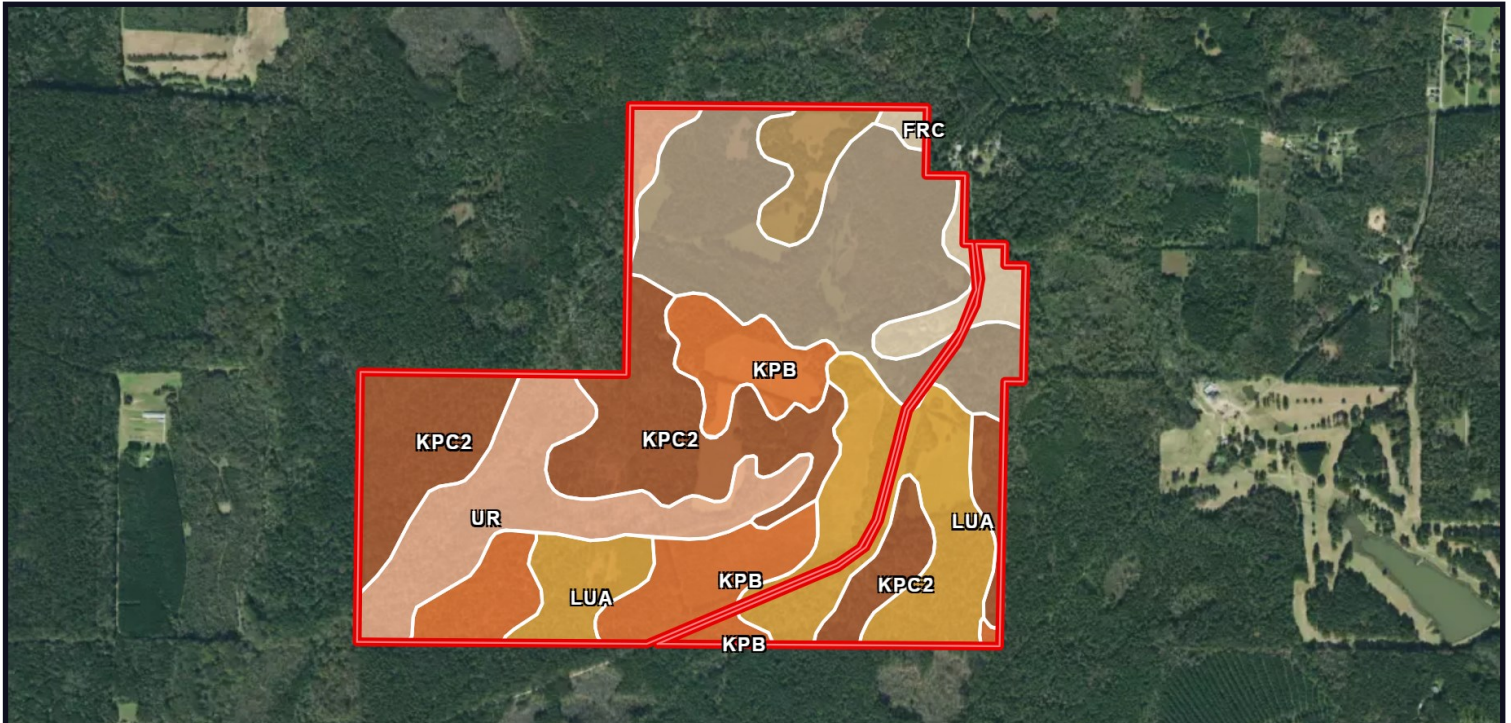


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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KpC2	Kipling silty clay loam, 5 to 8 percent slopes, eroded	143.76	23.44	0	67	4e
SmD2	Smithdale fine sandy loam, 8 to 15 percent slopes, eroded	141.36	23.05	0	70	4e
LuA	Louin silty clay, 0 to 2 percent slopes	107.79	17.58	0	51	3w
KpB	Kipling silty clay loam, 2 to 5 percent slopes	90.54	14.76	0	72	3e
Ur	Urbo silty clay loam, 0 to 2 percent slopes, occasionally flooded, blackland prairie	86.26	14.07	0	53	2w
FrC	Freest fine sandy loam, 5 to 8 percent slopes	22.53	3.67	0	79	3e
FrB	Freest fine sandy loam, 2 to 5 percent slopes	20.97	3.42	0	80	2e

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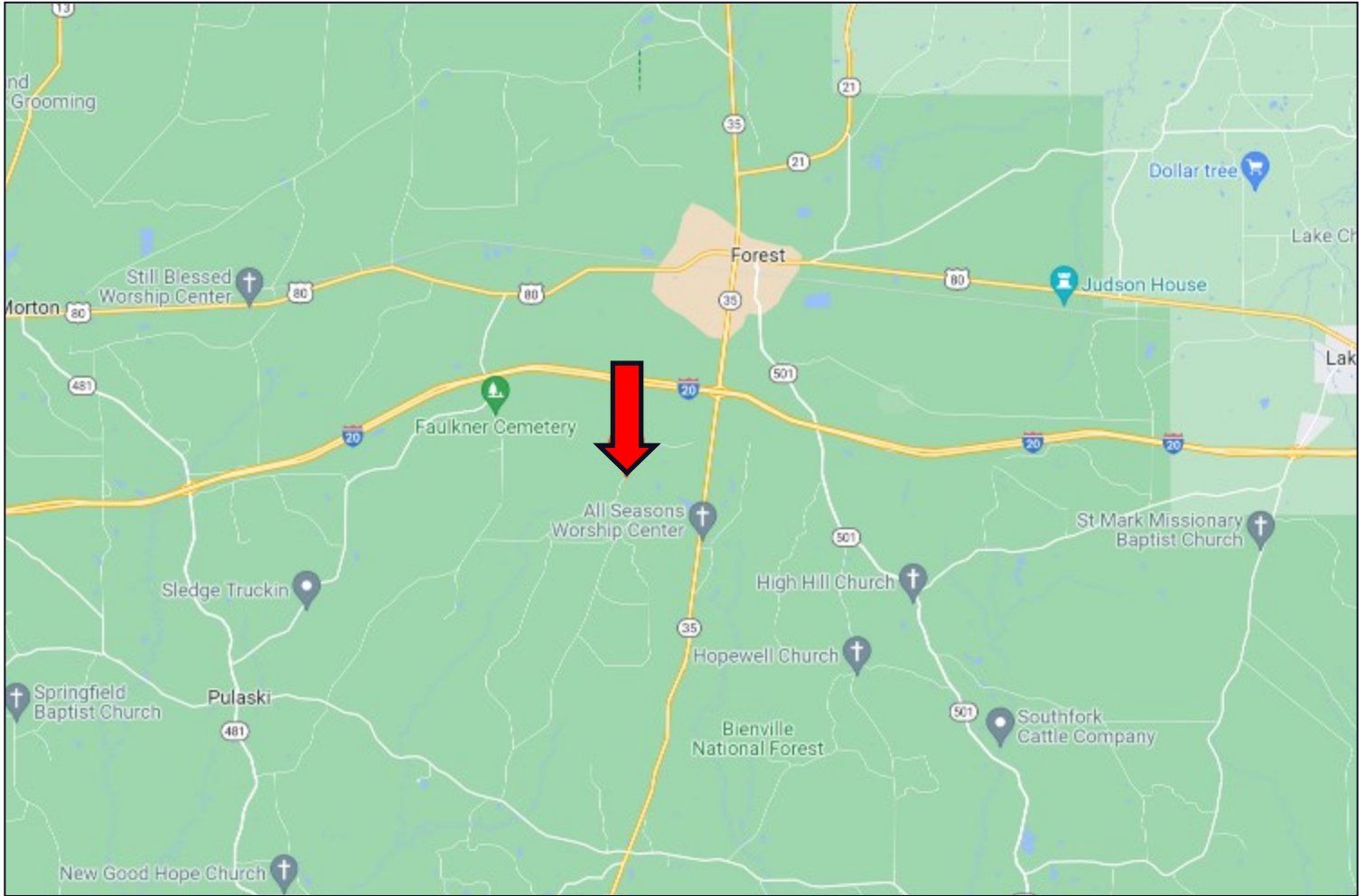
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Directional Map



Directions from I-20 and Hwy 35 in Forest, MS: Take exit 88 towards Raleigh and merge onto Hwy 35. Travel 1.2 miles and turn right onto W Moore Tower Rd. After 1.6 miles, the property will be on both sides of the road.

[GOOGLE MAP LINK](#)



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