



91.7± ACRE RECREATIONAL TRACT IN LEAKE COUNTY, MS



\$298,300

This 91.7± acre property in Leake County is located just outside Thomastown, MS, and offers a diverse and picturesque landscape. With a combination of 70± acres of 6-year-old planted pine plantation and 22± acres of 48-year-old hardwoods with mixed pines, this land presents a unique opportunity for various uses. The tract is located on Old Pickens Road and enjoys convenient access to nearby power and water connections, making bringing these utilities to the land easy. Whether you're seeking an exceptional hunting tract, a sound investment opportunity, or an ideal home site, this property caters to all these possibilities. The 70± acres of 6-year-old planted pine plantation showcase the growth potential of this area. With young, thriving trees, this portion of the land promises future timber harvests, providing a valuable investment for those looking to capitalize on the timber industry. The 22± acres of 48-year-old hardwoods, intermingled with mixed pines, also offer a beautiful natural setting. These mature trees provide a stunning backdrop and contribute to the property's overall beauty and aesthetic appeal. Take the chance to own this outstanding piece of land in Leake County. Call Chad to schedule your showing today!



CHAD WILSON
REALTOR™

Office: 601.898.2772
Cell: 601.750.1970
Chad@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com





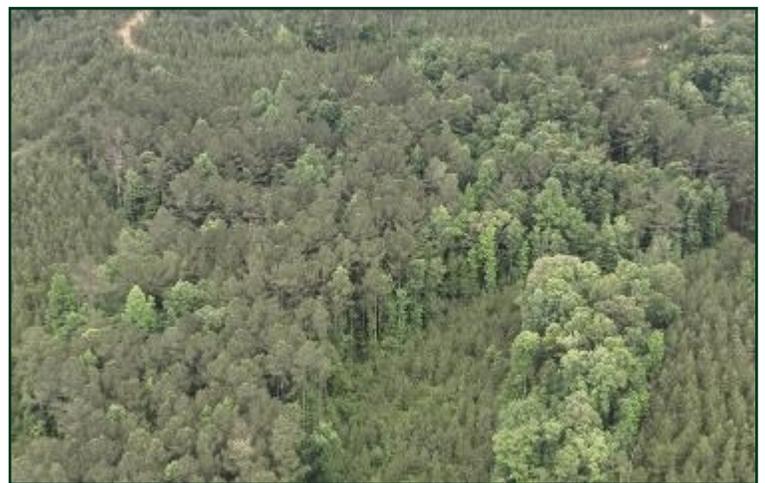
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Aerial Map



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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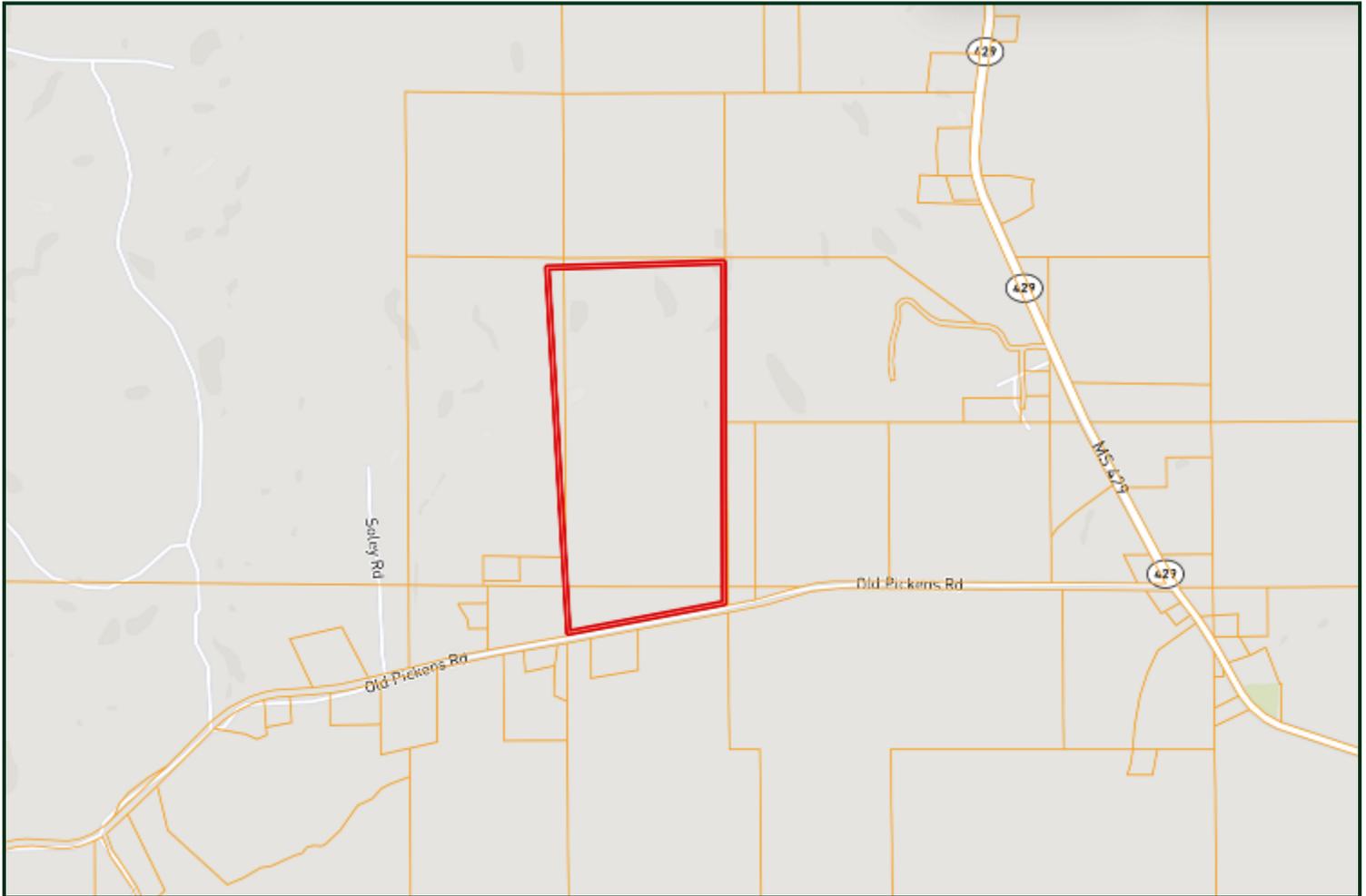
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Ownership Map



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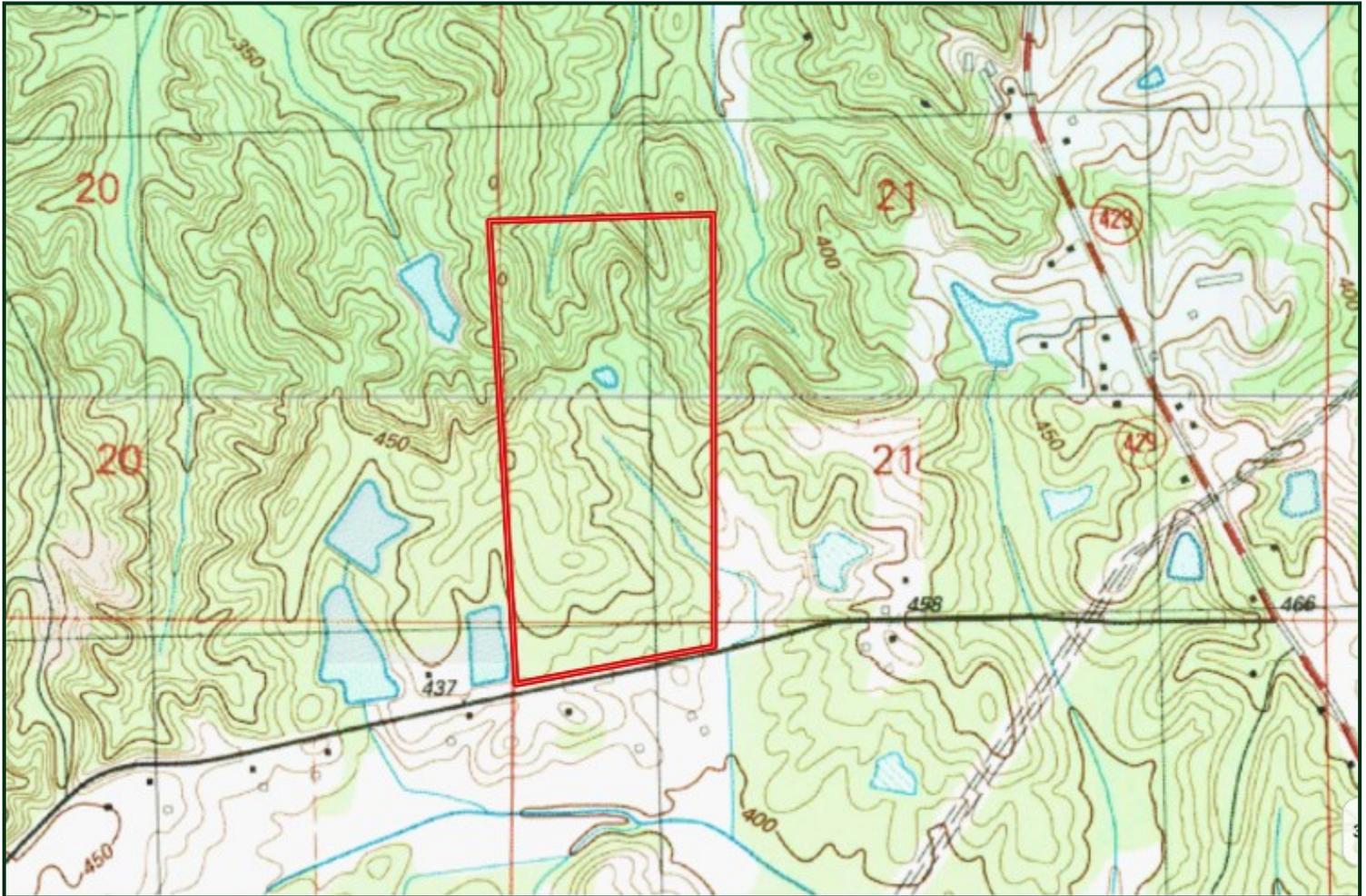
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Topo Map



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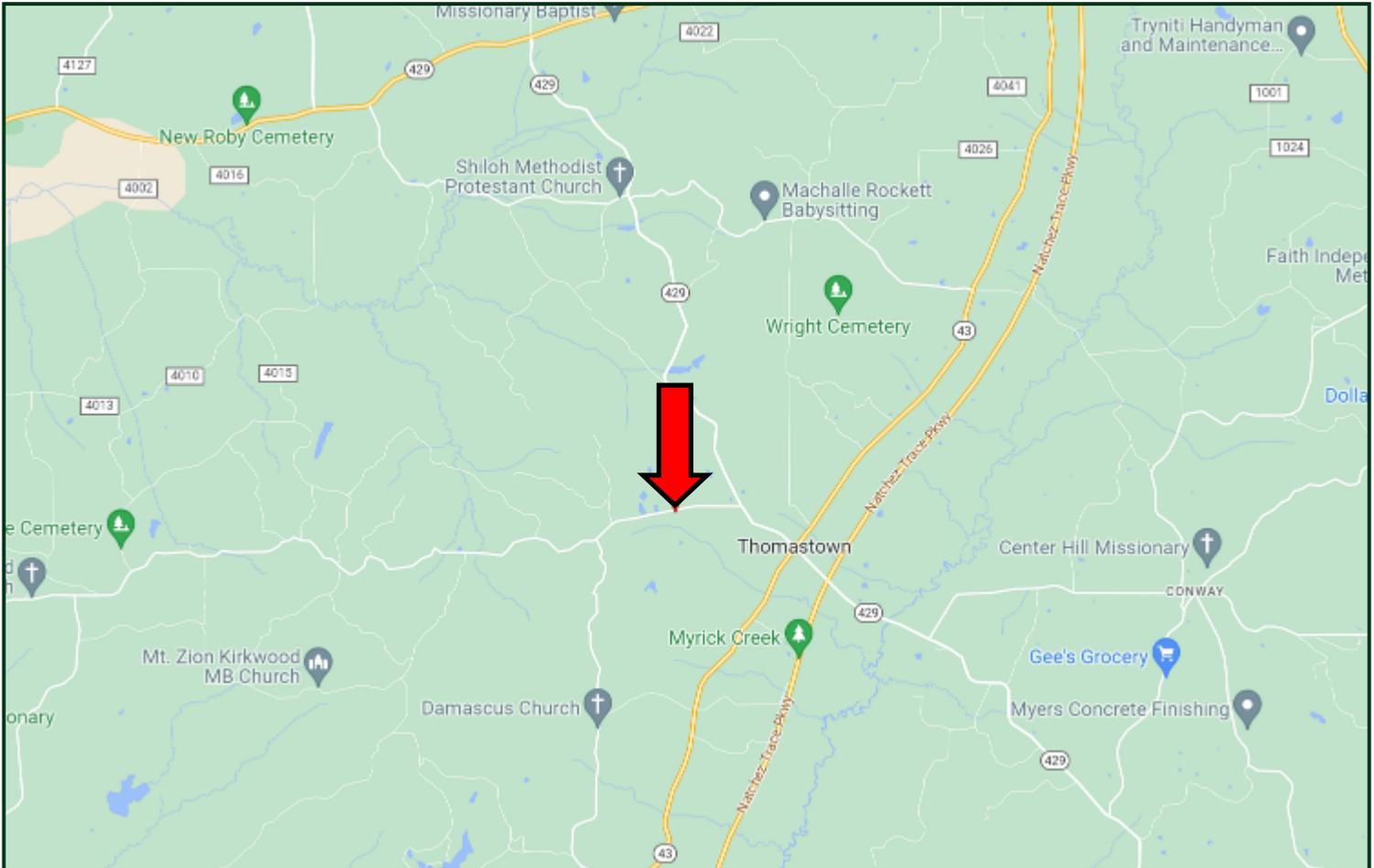
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Directional Map



Directions from Hwy 43 and Hwy 429 in Thomastown, MS: Travel Hwy 429 for 1 mile. Turn left onto Old Pickens Road. After .8 miles, the property will be on the right. [GOOGLE MAP LINK](#)



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