



117.1± ACRE RECREATIONAL INVESTMENT IN SCOTT COUNTY, MS



\$395,950

DISCOVER YOUR PERFECT COUNTRY LIVING OASIS WITH THIS EXCEPTIONAL PROPERTY IN SCOTT COUNTY, MS. THIS PROPERTY CONSISTS OF 117.1+/- ACRES AND OFFERS A UNIQUE OPPORTUNITY FOR THOSE SEEKING A PEACEFUL RETREAT. LOCATED JUST ACROSS THE RANKIN/SCOTT COUNTY LINE, WITHIN A MERE 20-MINUTE DRIVE, YOU CAN REACH THE VIBRANT COMMUNITIES OF BRANDON AND FLOWOOD. WITH WATER AND ELECTRIC UTILITIES AVAILABLE AND ABOUT 1,337FT OF PAVED ROAD FRONTAGE, CONVENIENCE IS AT YOUR DOORSTEP. THIS TRACT WAS REPLANTED WITH 112+/- ACRES OF PLANTATION PINES IN EARLY 2023. WITH ITS SPACIOUSNESS, ACCESSIBILITY, AND POTENTIAL, THIS REMARKABLE LAND PRESENTS AN EXCELLENT OPPORTUNITY TO CREATE YOUR DREAM HOMESITE. EMBRACE THE TRANQUILITY OF THE COUNTRYSIDE WHILE STILL ENJOYING THE CONVENIENCE OF NEARBY COMMUNITIES—A TRUE HAVEN FOR THOSE SEEKING A BALANCED AND FULFILLING LIFESTYLE. CALL CLAY TO SCHEDULE YOUR PRIVATE SHOWING!

DIRECTIONS FROM HWY 80 AND HWY 43 IN PELAHATCHIE MS: Travel Hwy 43 N for 9.8 miles. Turn right onto Hwy 481 and travel 4.4 miles. Turn left onto D Bates Rd. The property will be on your left. [GOOGLE MAPS](#)



CLAY
SIMMONS
REALTOR®

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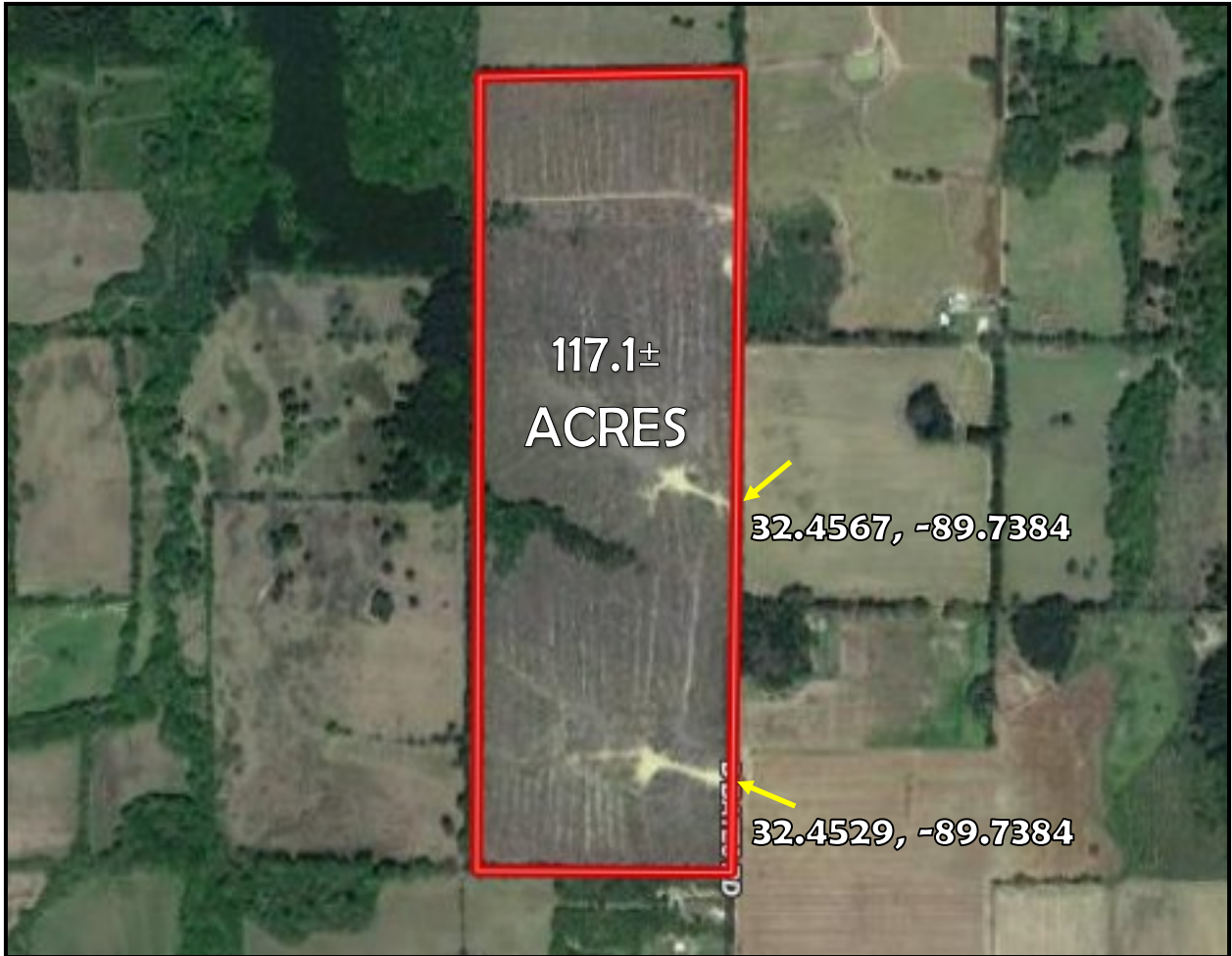
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AERIAL MAP

Click [HERE](#) for an Interactive Map



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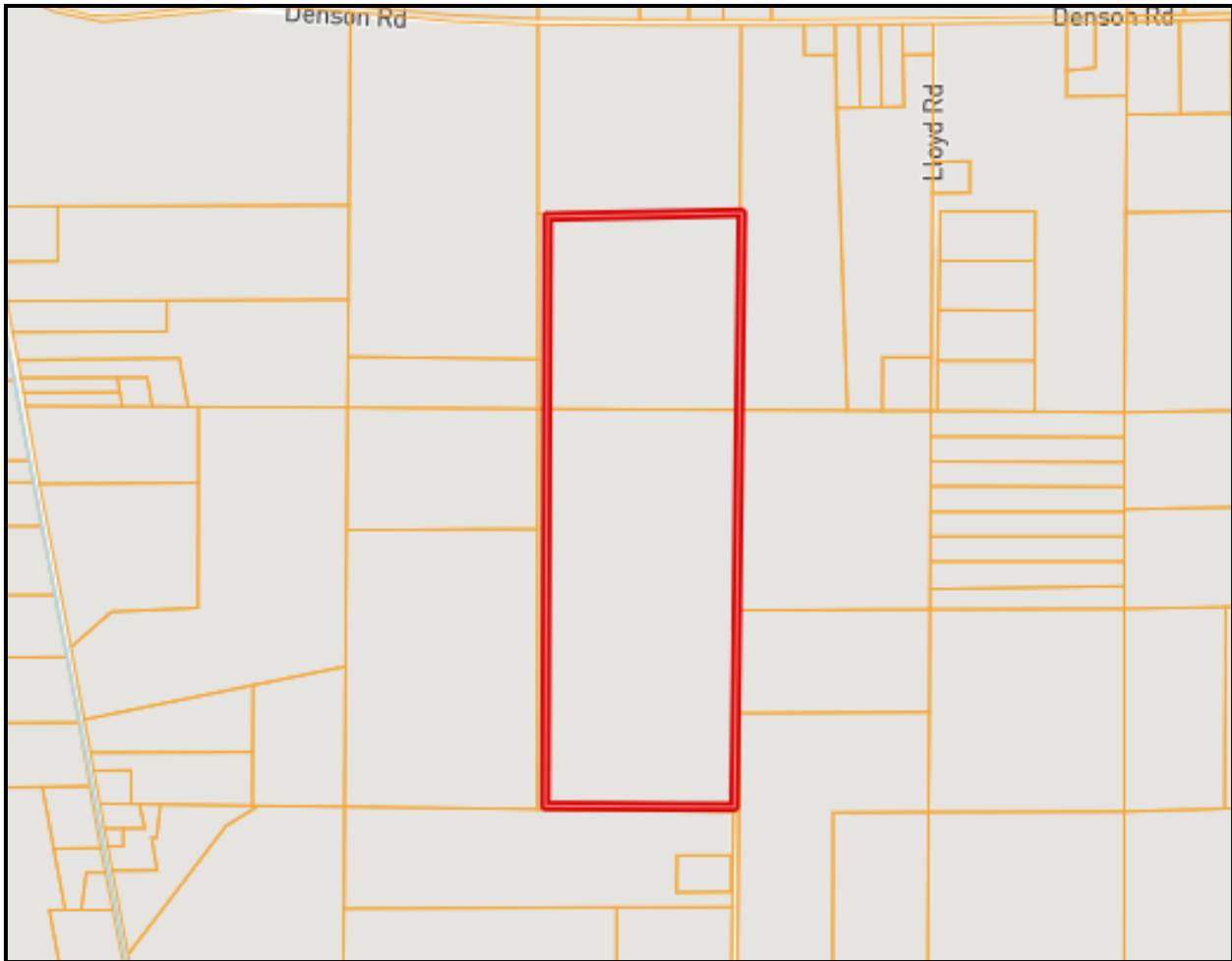


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OWNERSHIP MAP



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TOPO MAP



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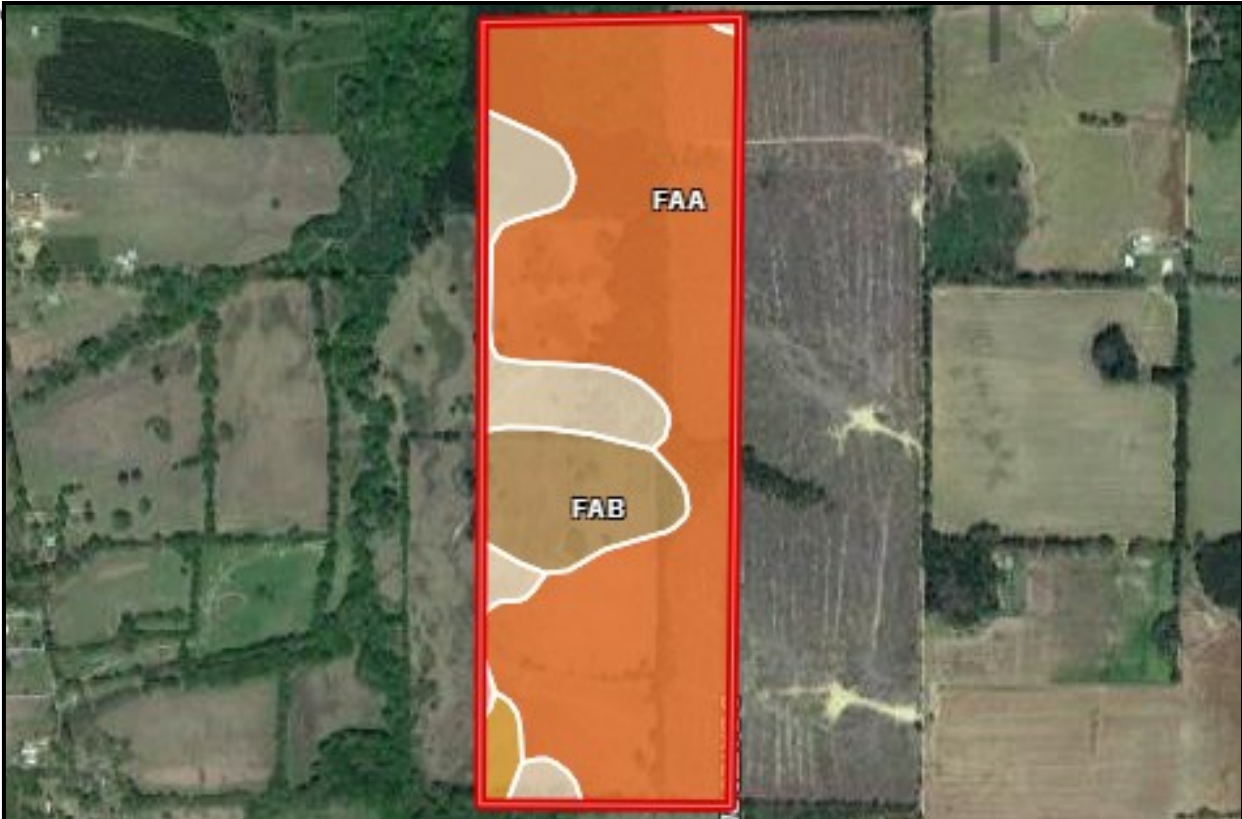


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SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|---------------|-------|-----|-------|------|
| FaA | Falkner silt loam, 0 to 2 percent slopes | 85.57 | 73.06 | 0 | 63 | 2w |
| KpB | Kipling silty clay loam, 2 to 5 percent slopes | 15.84 | 13.52 | 0 | 72 | 3e |
| FaB | Falkner silt loam, 2 to 5 percent slopes | 13.52 | 11.54 | 0 | 60 | 3e |
| LuA | Louin silty clay, 0 to 2 percent slopes | 2.2 | 1.88 | 0 | 51 | 3w |
| TOTALS | | 117.1 3(*) | 100% | - | 63.65 | 2.27 |



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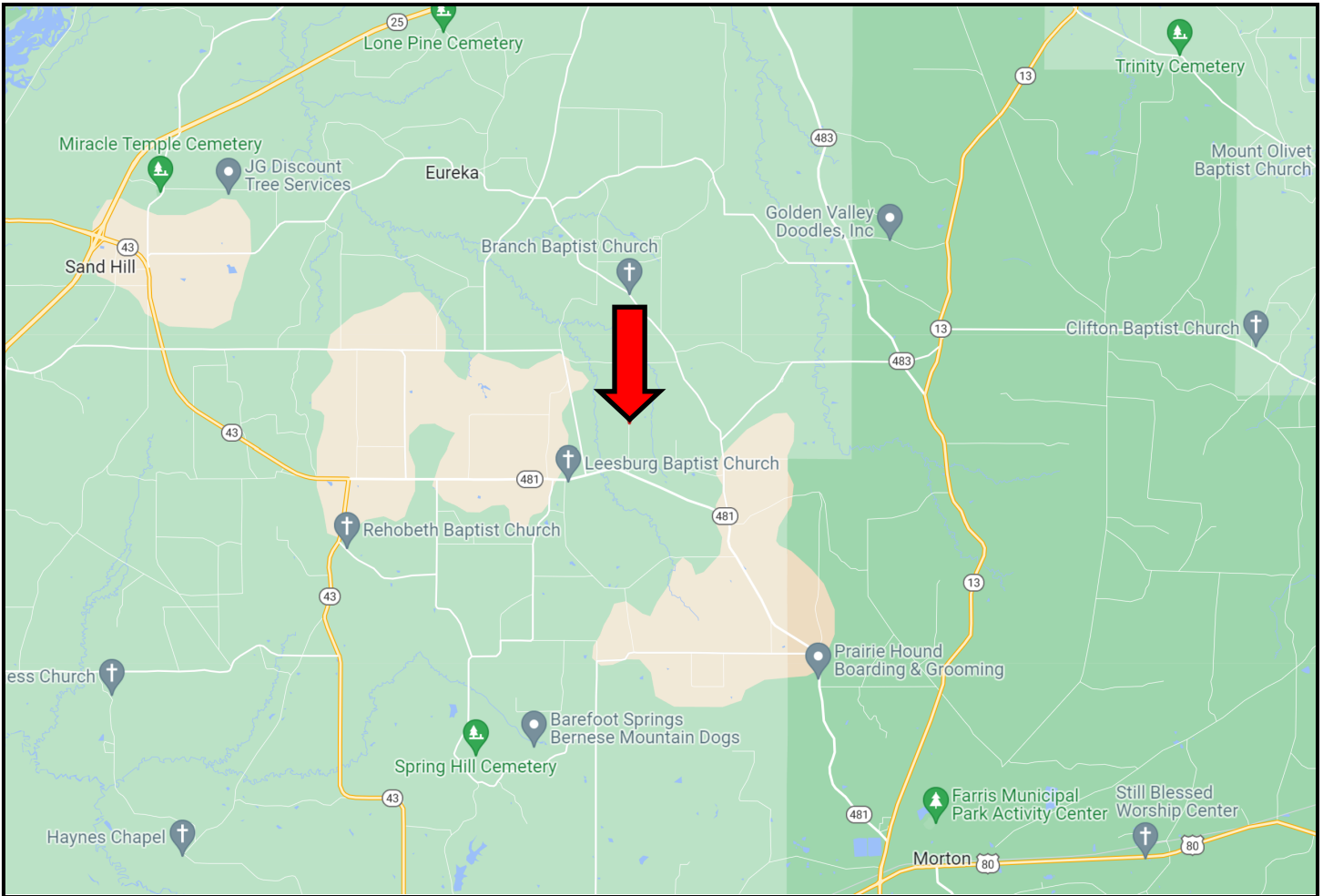
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DIRECTIONAL MAP

DIRECTIONS FROM HWY 80 AND HWY 43 IN PELAHATCHIE MS: Travel Hwy 43 N for 9.8 miles. Turn right onto Hwy 481 and travel 4.4 miles. Turn left onto D Bates Rd. The property will be on your left. [GOOGLE MAPS LINK](#)



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