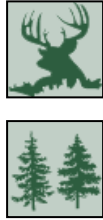




70.3+/- ACRES IN MADISON COUNTY, MS



\$140,250

Here is it—just what you’ve been looking for! An affordable piece of land in Madison County, MS, that you can shape and develop into your ideal hunting property, all while you watch your trees grow for the next 30 years. This tract is located in a beautiful area of North Madison County. Most of the property is planted in 3-year-old growing and healthy pines. Plenty of road frontage allows you to have multiple entrances to hunt, depending on the wind direction. All this frontage also enables you to divide the property into smaller tracts. This 70.3+/- acre property is a clean slate that will allow you to develop the road system and food plots exactly where and how you want them. The rolling hills provide funnels and corridors ideal for ambushing from higher spots. The entire property is surrounded by neighbors with mature timber, which allows for many bedding opportunities for deer. Let your imagination run wild on how you want to cultivate this gem. Water and electricity are available, making this the perfect place for a small cabin and getaway for you, your family, and your friends.



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A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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REALTORS'
LAND
INSTITUTE



2011-2023
BEST
RECRUITING



AERIAL MAP



[Click HERE for Interactive Map](#)

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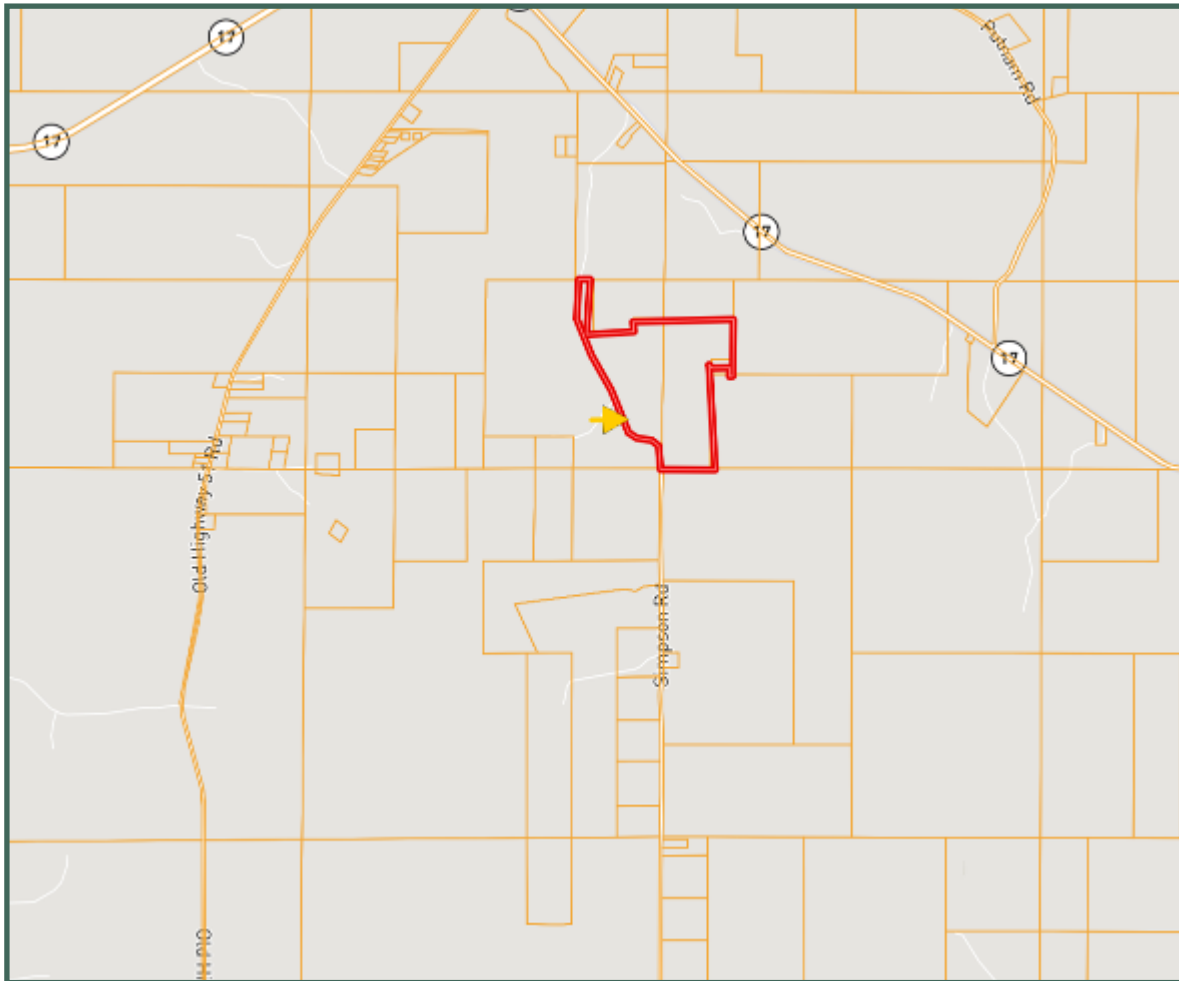
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OWNERSHIP MAP



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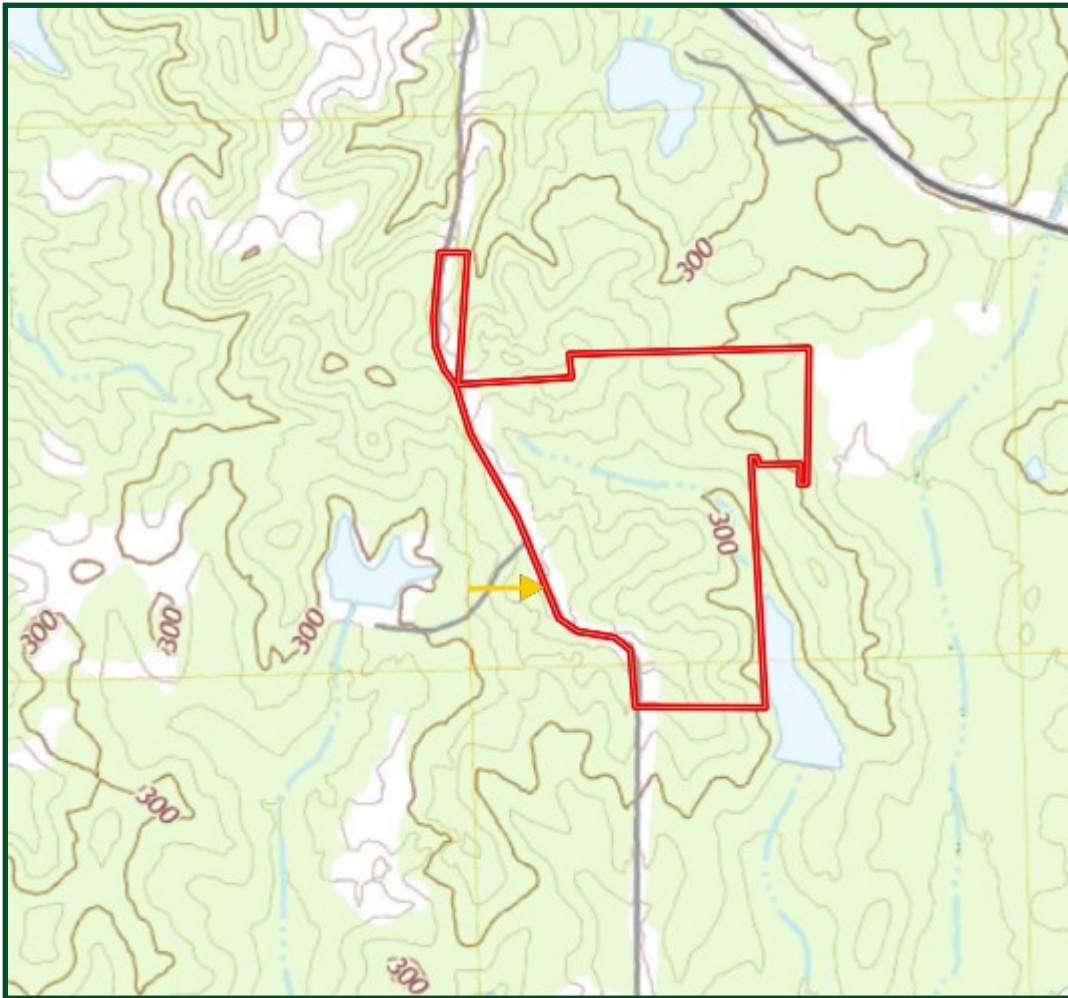
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TOPO MAP



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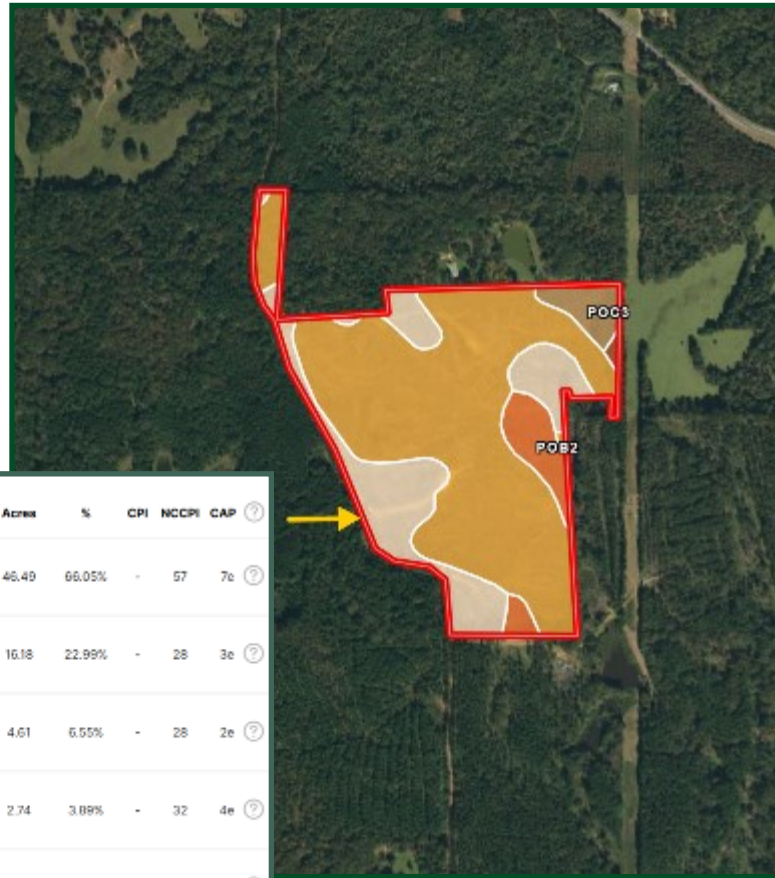
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SOIL MAP



| Code | Description | Acres | % | CPI | NCCPI | CAP | ? |
|------|--|-------|--------|-----|-------|-----|---|
| SR | Smithsda-Providenc association, hilly | 46.49 | 66.05% | - | 57 | 7e | ? |
| PoC2 | Providenc silt loam, 5 to 11 percent slopes, eroded | 16.18 | 22.99% | - | 28 | 3e | ? |
| PoB2 | Providenc silt loam, 2 to 5 percent slopes, eroded | 4.61 | 6.55% | - | 28 | 2e | ? |
| PoC3 | Providenc silt loam, 5 to 11 percent slopes, severely eroded | 2.74 | 3.89% | - | 32 | 4e | ? |
| Ar | Ariel silt loam | 0.37 | 0.53% | - | 76 | 2w | ? |

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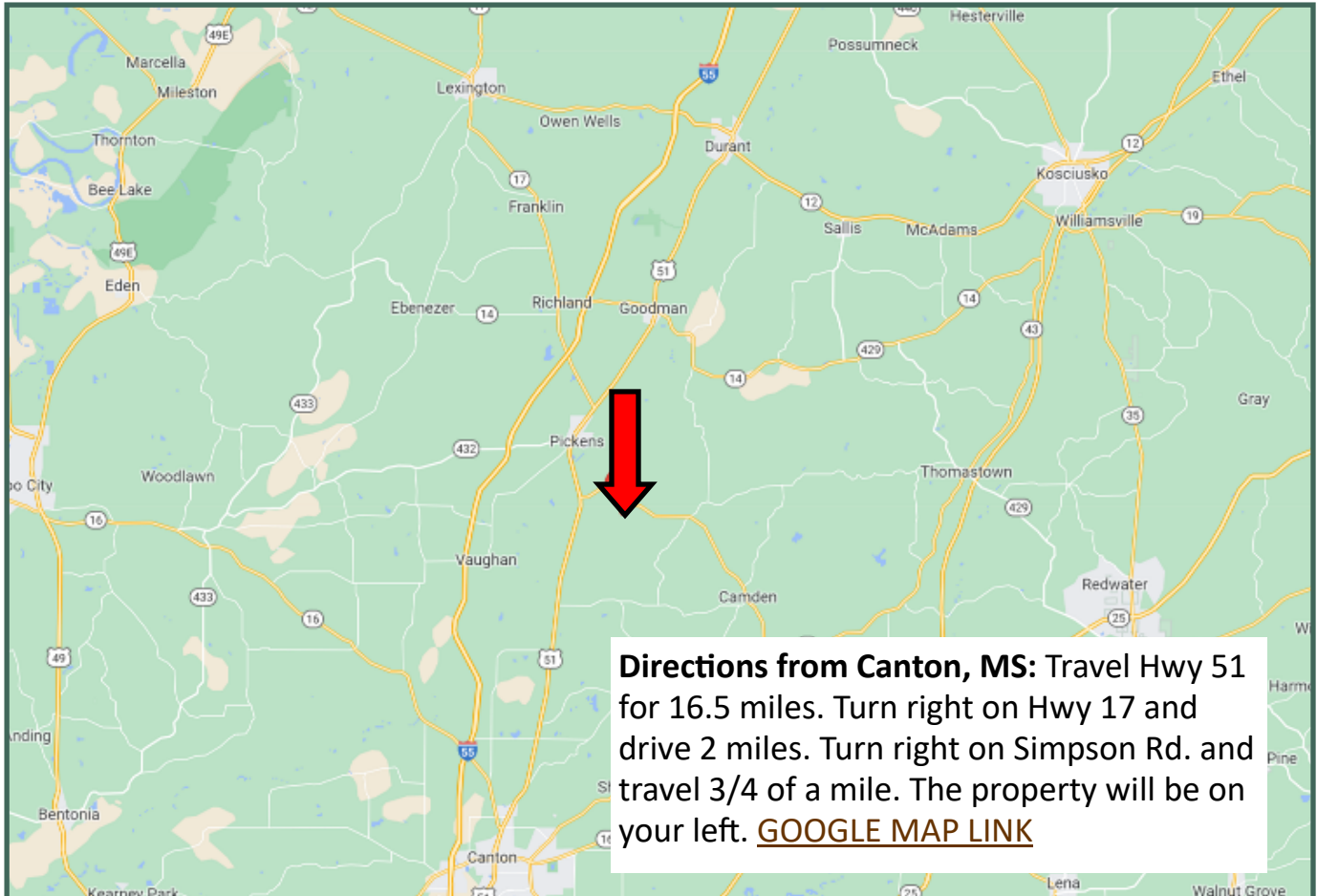
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DIRECTIONAL MAP



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