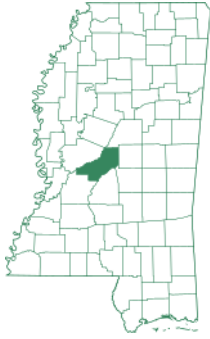




## 83.5+/- ACRES IN MADISON COUNTY, MS



# \$222,250

You will find abundant wildlife on this 83.5+/- acre sportsman paradise in Madison County, MS. Just a 30-minute drive from Madison, this tract offers established food plots, mixed hardwood, pine timber, and a road system already in place. This property features deer hunting, turkey hunting, and may even a few duck shoots in the slews that meander through parts of this property. This property is less than one mile from the Pearl River. There is plenty of road frontage giving you ample campsites. If you are looking for an affordable piece of property not far from home that you can make your own – give me a call, and let's take a look.

**Directions from Hwy 51 and Hwy 16 in Canton, MS:** Travel Hwy 16 East for 20 miles. Exit onto the Natchez Trace Parkway and travel south for 2.93 miles. Turn left on Walnut Rd. Drive a mile and the property will be on your right. [GOOGLE MAP LINK](#)



**STEVE  
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## A Real Estate Expert You Can Trust

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Information is believed to be accurate but not guaranteed.







PotlatchDeltic | Preferred  
BROKER



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REALTORS'  
LAND  
INSTITUTE

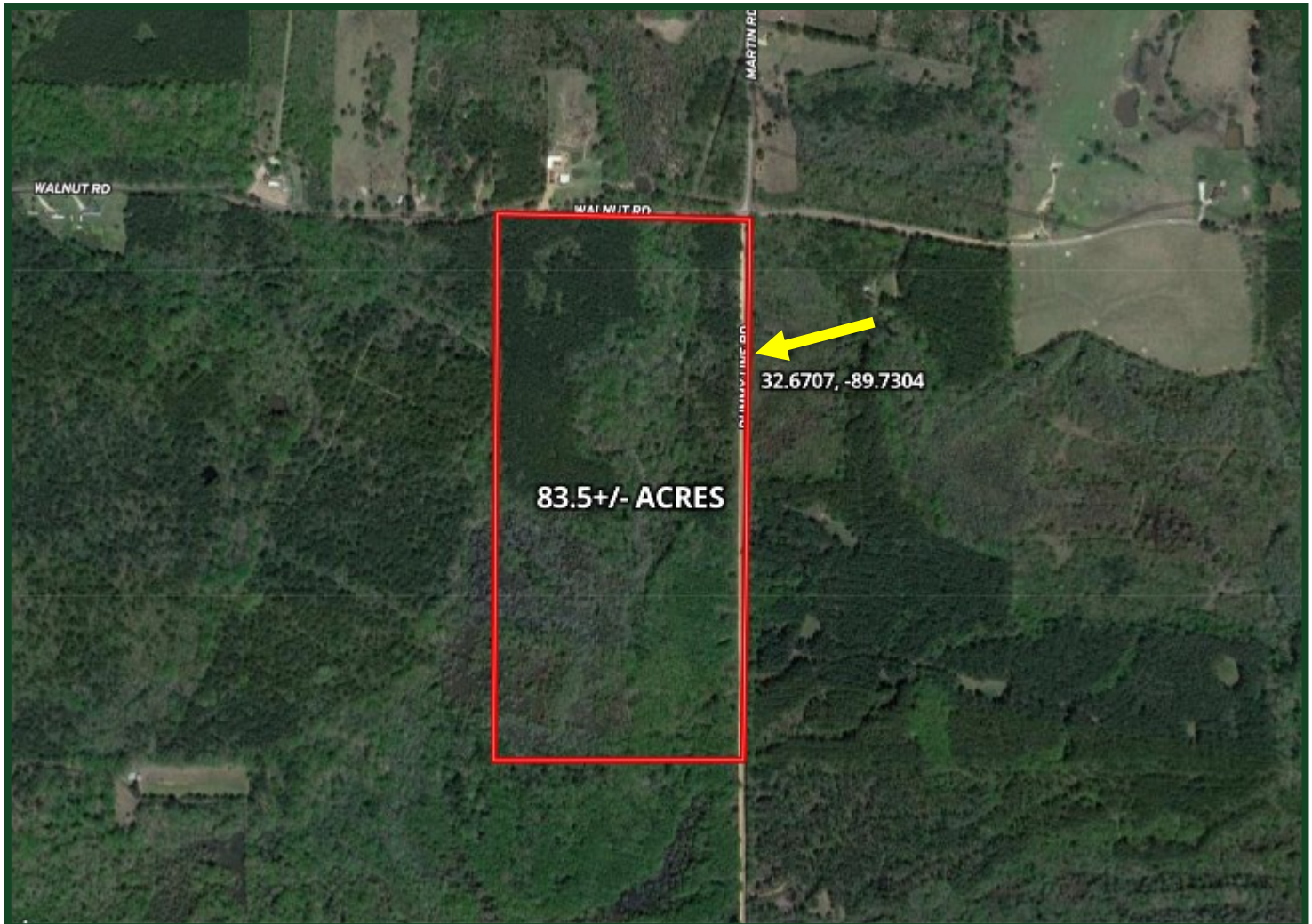


2011-2023  
BEST  
BROKERAGES





# AERIAL MAP



[CLICK HERE FOR INTERACTIVE MAP](#)

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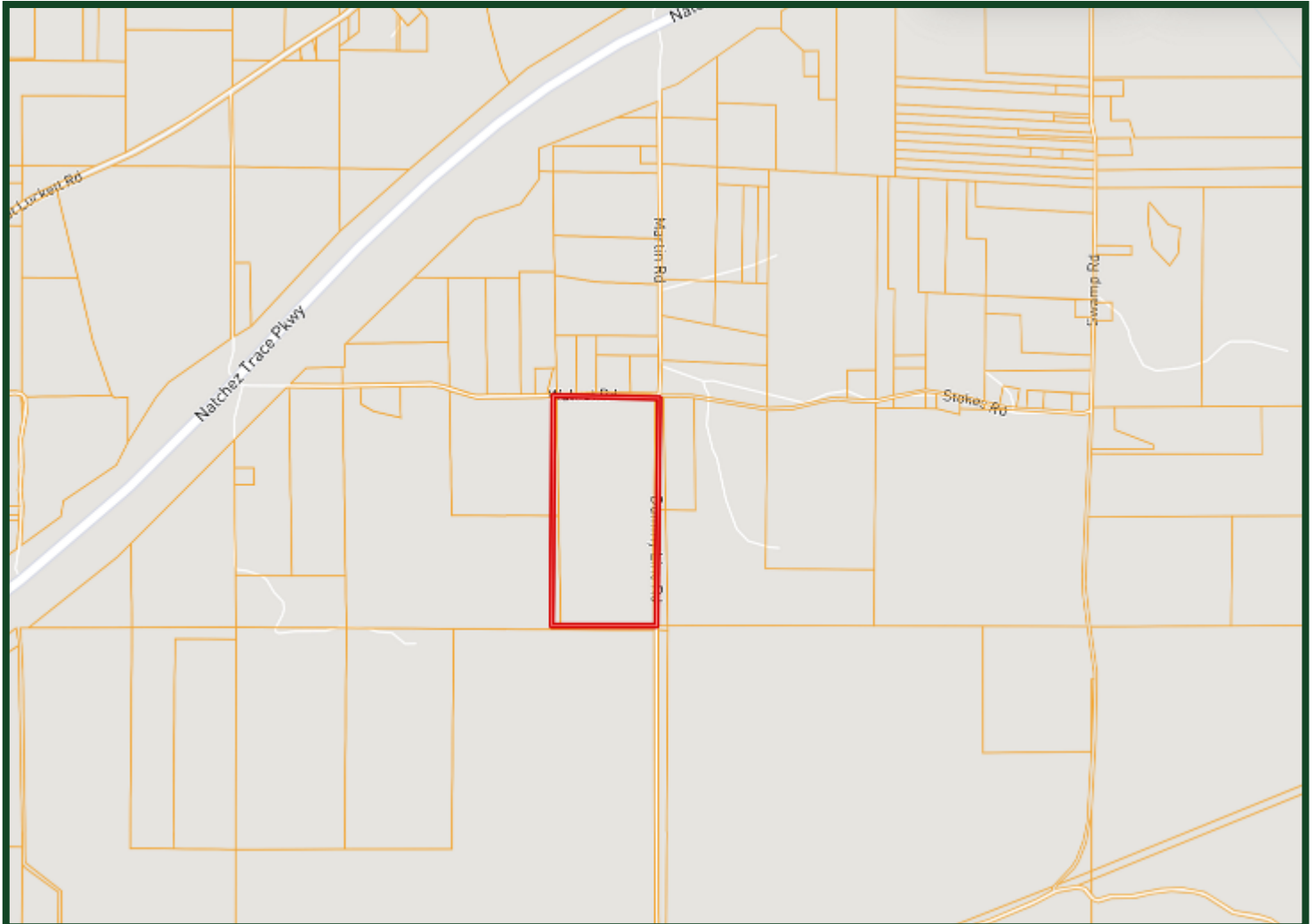
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# OWNERSHIP MAP



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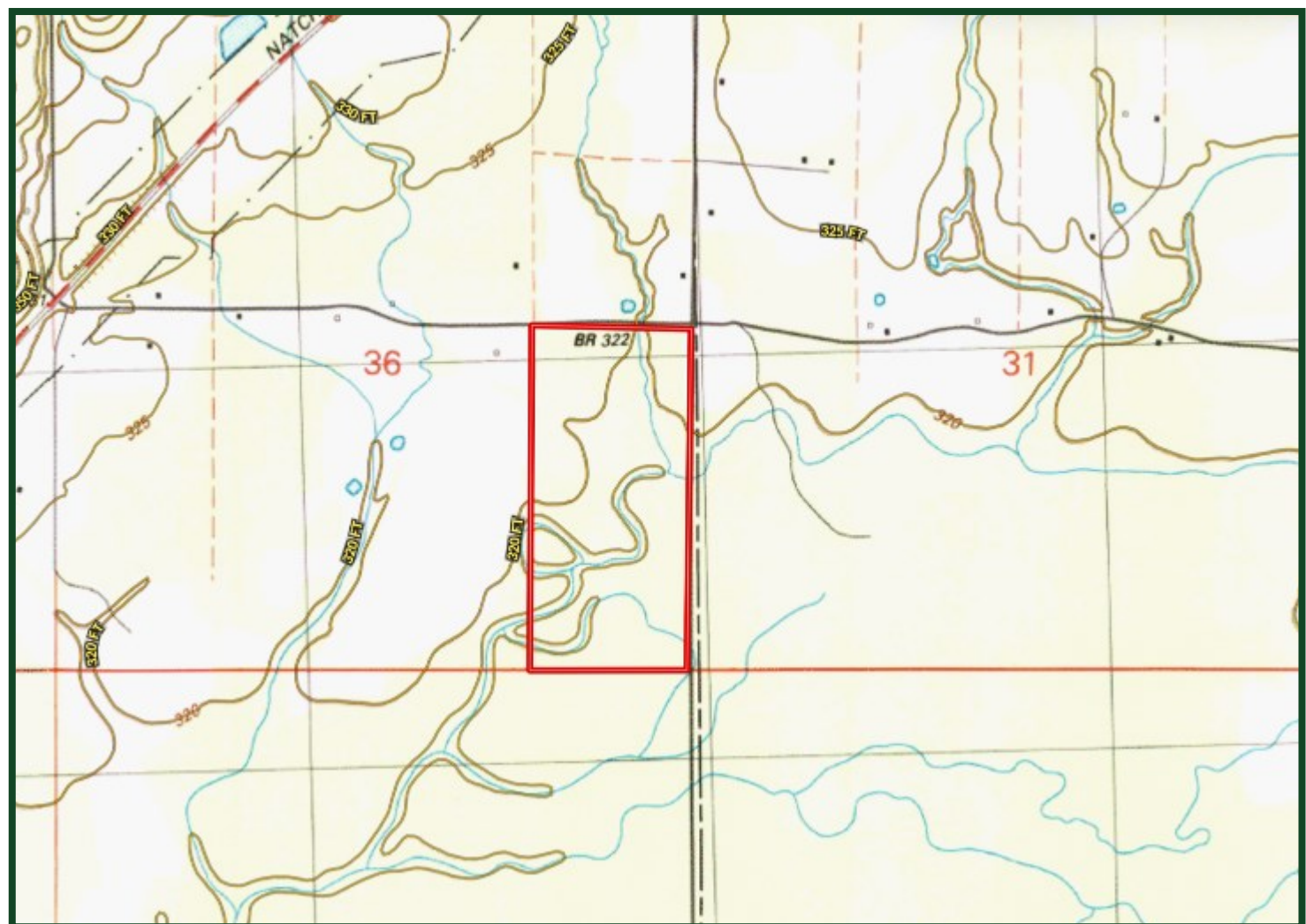
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# TOPOGRAPHY MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CD	Columbus-Daleville association	72.99	87.55	0	61	5w
PoA	Providence silt loam, 0 to 2 percent slopes	7.63	9.15	0	49	2w
BdA	Bude silt loam, 0 to 2 percent slopes	2.74	3.29	0	56	2w

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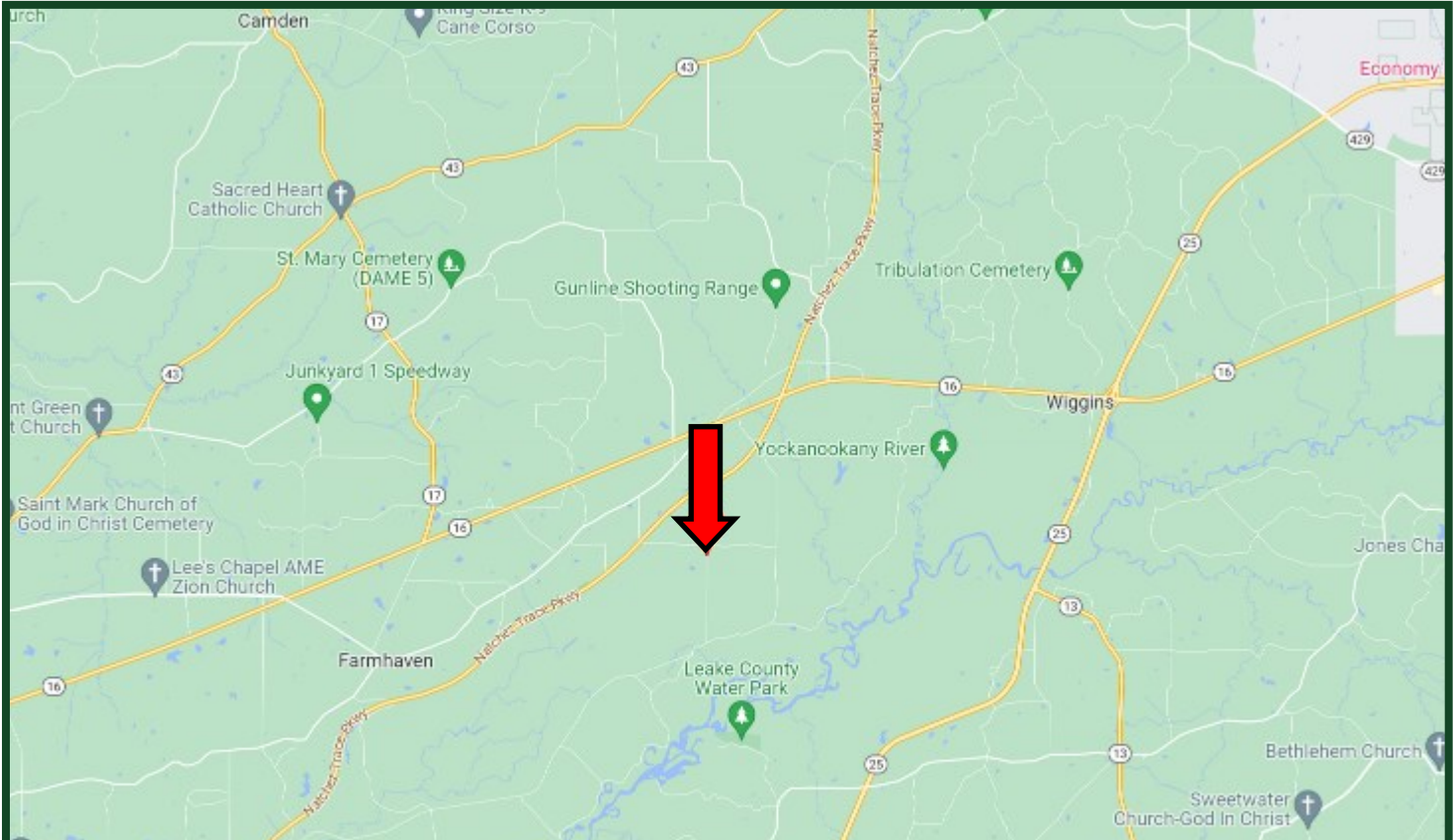
Information is believed to be accurate but not guaranteed.







# DIRECTIONAL MAP



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