

# DIVERSE HUNTING PROPERTY 160± ACRES IN LAUDERDALE COUNTY, MS



**\$320,000**

If you have been looking for a property with a lot to offer for a great price, this is the place! Located in northeast Lauderdale County, Mississippi, this 160± acre hunting property has a little bit of everything. There are four strategically placed food plots located on the property that allows you to have the ability to hunt different plots based on the wind, with two of the plots being centrally located and the remaining two on the south end. With an abundance of deer sign on the property, there is a ton of potential to work with. This tract consists of a 14-year-old planted pine plantation with a few bottomland creek bottoms throughout and a great interior road system that weaves its way around the entire property. Access to the property is at a dead-end county road. Call Brett today to schedule your private showing!



**BRETT  
CARNEY**  
REALTOR®

Office: 601.898.2772

Cell: 601.710.9633

Brett@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

2011-2023  
**BEST**  
BROKERAGES



# BRETT CARNEY

REALTOR®

Office: 601.898.2772

Cell: 601.710.9633

Brett@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





**BRETT CARNEY**

REALTOR®

Office: 601.898.2772

Cell: 601.710.9633

Brett@TomSmithLand.com



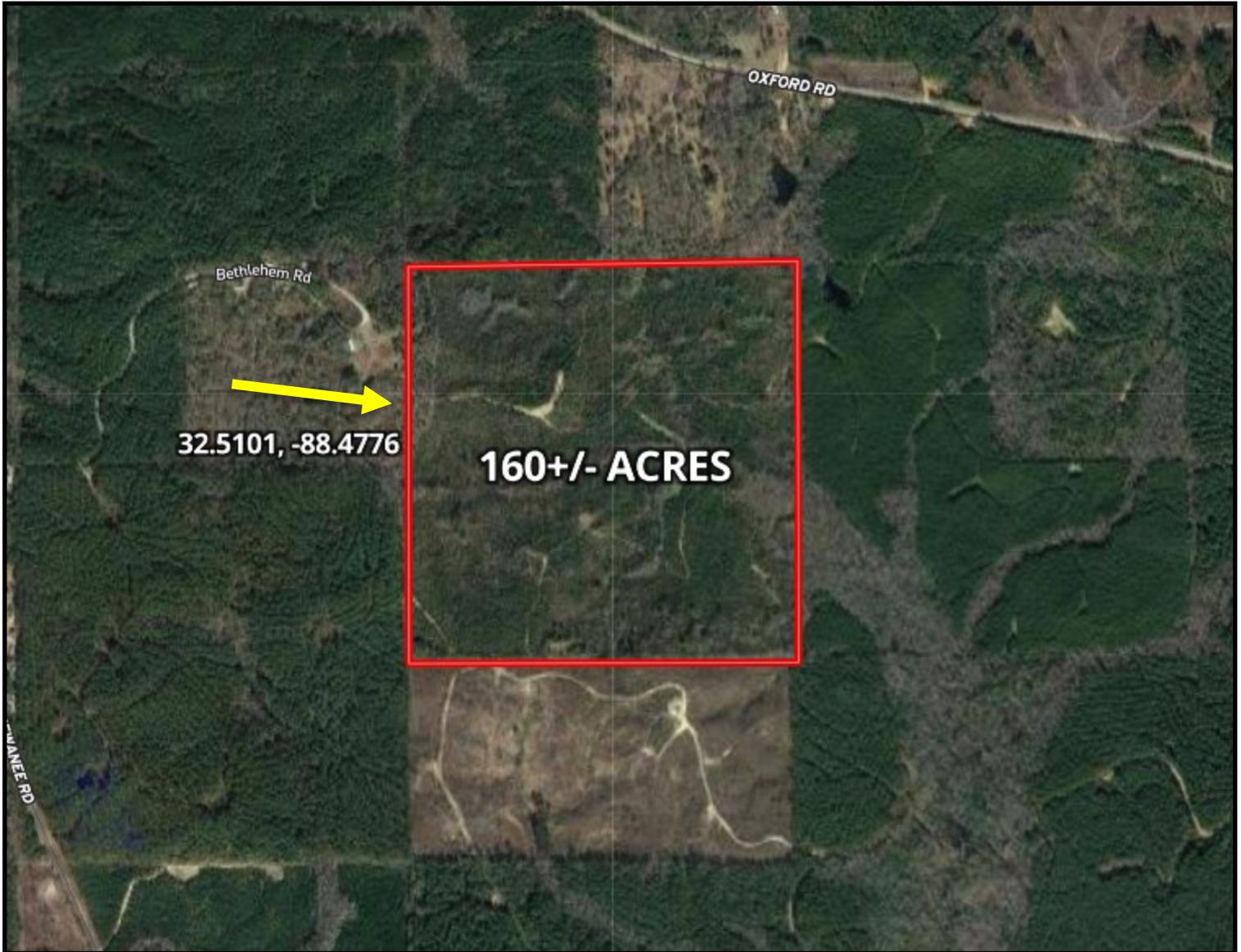
**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



# AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

**BRETT CARNEY**

REALTOR®

Office: 601.898.2772

Cell: 601.710.9633

Brett@TomSmithLand.com



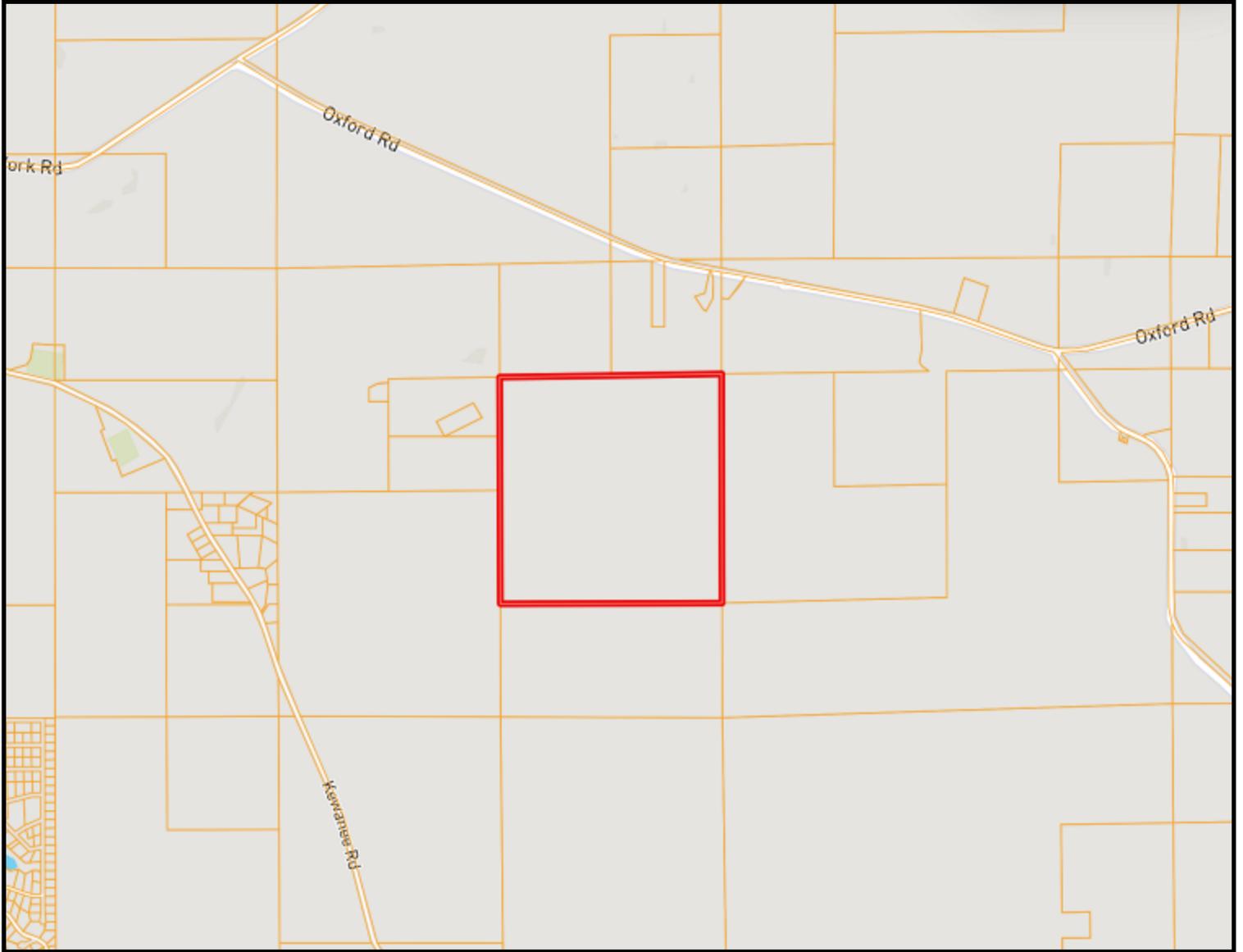
**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



# OWNERSHIP MAP



**BRETT CARNEY**

REALTOR®

Office: 601.898.2772

Cell: 601.710.9633

Brett@TomSmithLand.com



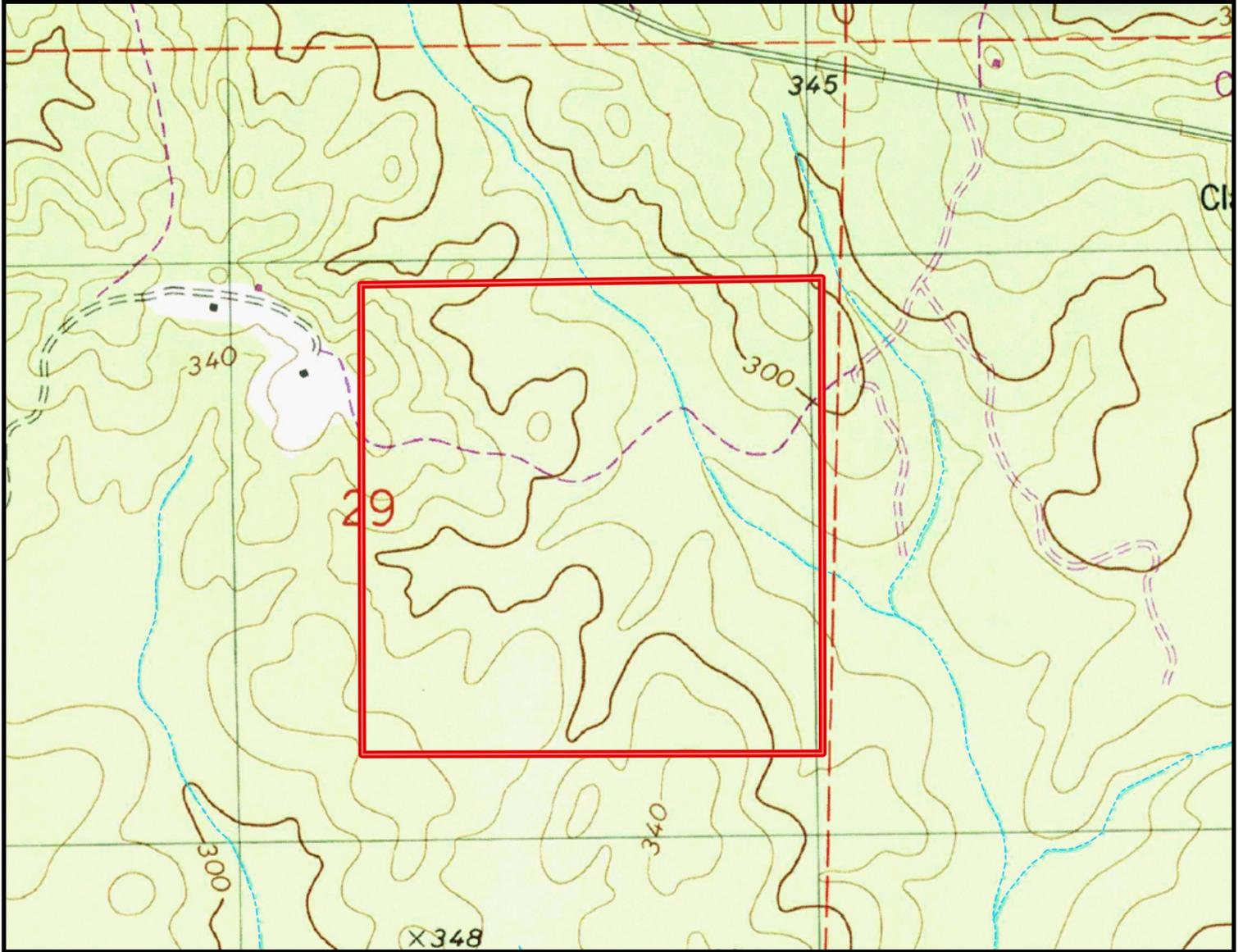
**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



# TOPOGRAPHY MAP



**BRETT CARNEY**

REALTOR®

Office: 601.898.2772

Cell: 601.710.9633

Brett@TomSmithLand.com



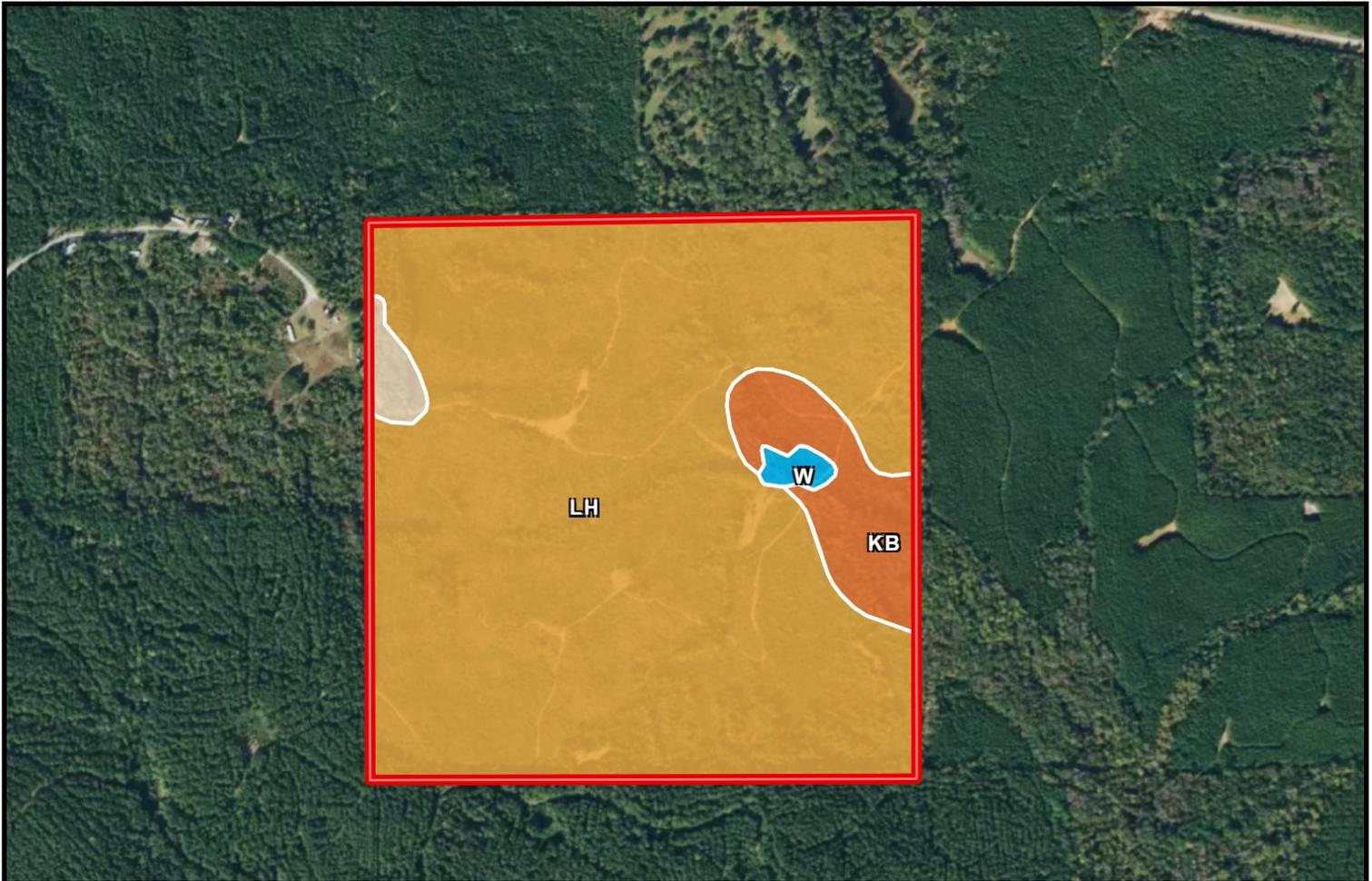
**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LH	Lucy-Heidel association, rolling	144.68	90.12	0	50	6e
Kb	Kirkville-Bibb complex, frequently flooded	12.14	7.56	0	71	5w
MaB	McLaurin loamy sand, 2 to 5 percent slopes	2.45	1.53	0	50	2e
W	Water	1.27	0.79	0	-	-

**BRETT CARNEY**

REALTOR®

Office: 601.898.2772

Cell: 601.710.9633

Brett@TomSmithLand.com



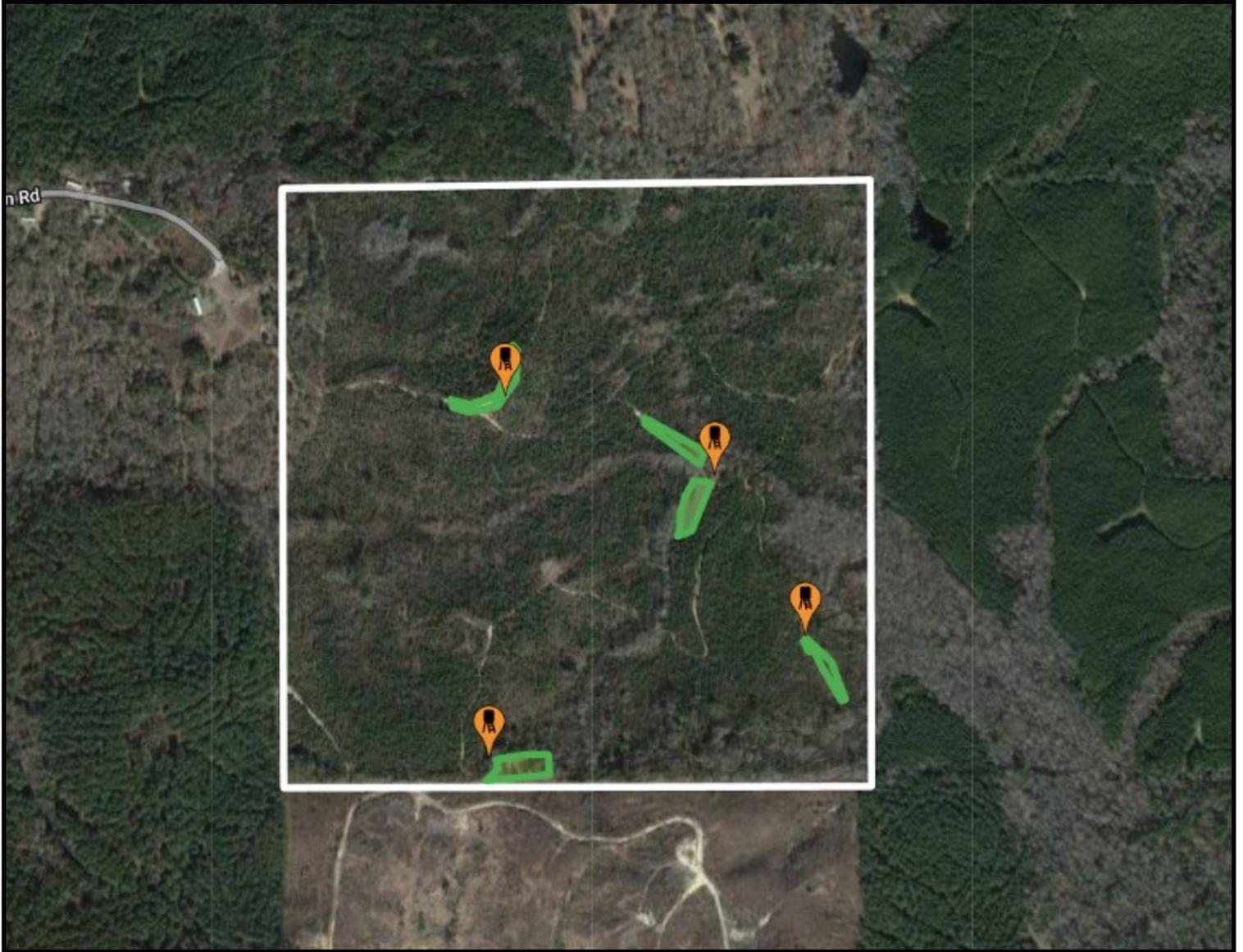
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



# FOOD PLOT/STAND LOCATIONS



**BRETT CARNEY**

REALTOR®

Office: 601.898.2772

Cell: 601.710.9633

Brett@TomSmithLand.com



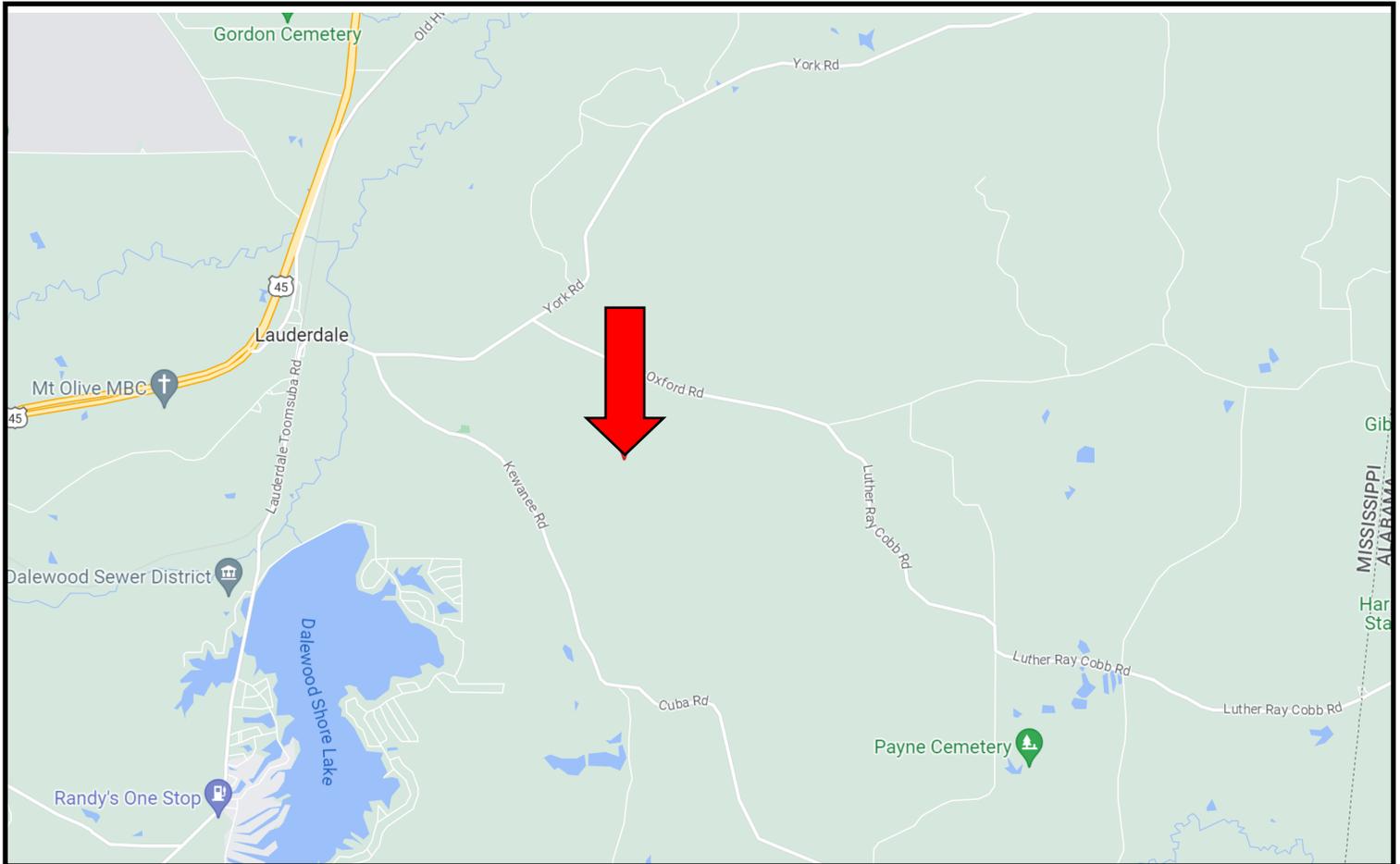
**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



# DIRECTIONAL MAP



Directions from Hwy 45 and York Rd. in Lauderdale, MS: Take Old Hwy 45 to York Road. Travel York Road .9 miles. Turn right onto Kewanee Rd. and travel 1.2 miles. Make a slight left onto Bethel Rd. and travel .9 miles. The property is located at the dead-end of the road.

[GOOGLE MAP LINK](#)



**BRETT  
CARNEY**  
REALTOR®

Office: 601.898.2772

Cell: 601.710.9633

Brett@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

