

DIVERSE RECREATIONAL TRACT

91.6± Acres in Lauderdale County, MS

\$192,360

Welcome to your new diverse property located just outside the Meridian city limits in Lauderdale County, MS. This 91.6± acres of hill land would make an excellent hunting or recreational property. This property was clear-cut 20 years ago and has 20-year-old mixed hardwood and pine regrowth, making it also an excellent potential timber investment. A few locations on the property would make a great potential home site. Utilities are available on the road. Call Chad to schedule your showing today!

Directions from I-20E and 31st Avenue in Meridian, MS: Take exit 152 toward 29th Ave. Turn right onto 31st Ave and immediately turn left at the first cross street onto S Frontage Rd and travel .7 miles. Turn right onto Grand Ave. After .8 miles, the property will be on your right.



**CHAD
WILSON**
REALTOR®

Office: 601.898.2772

Cell: 601.750.1970

Chad@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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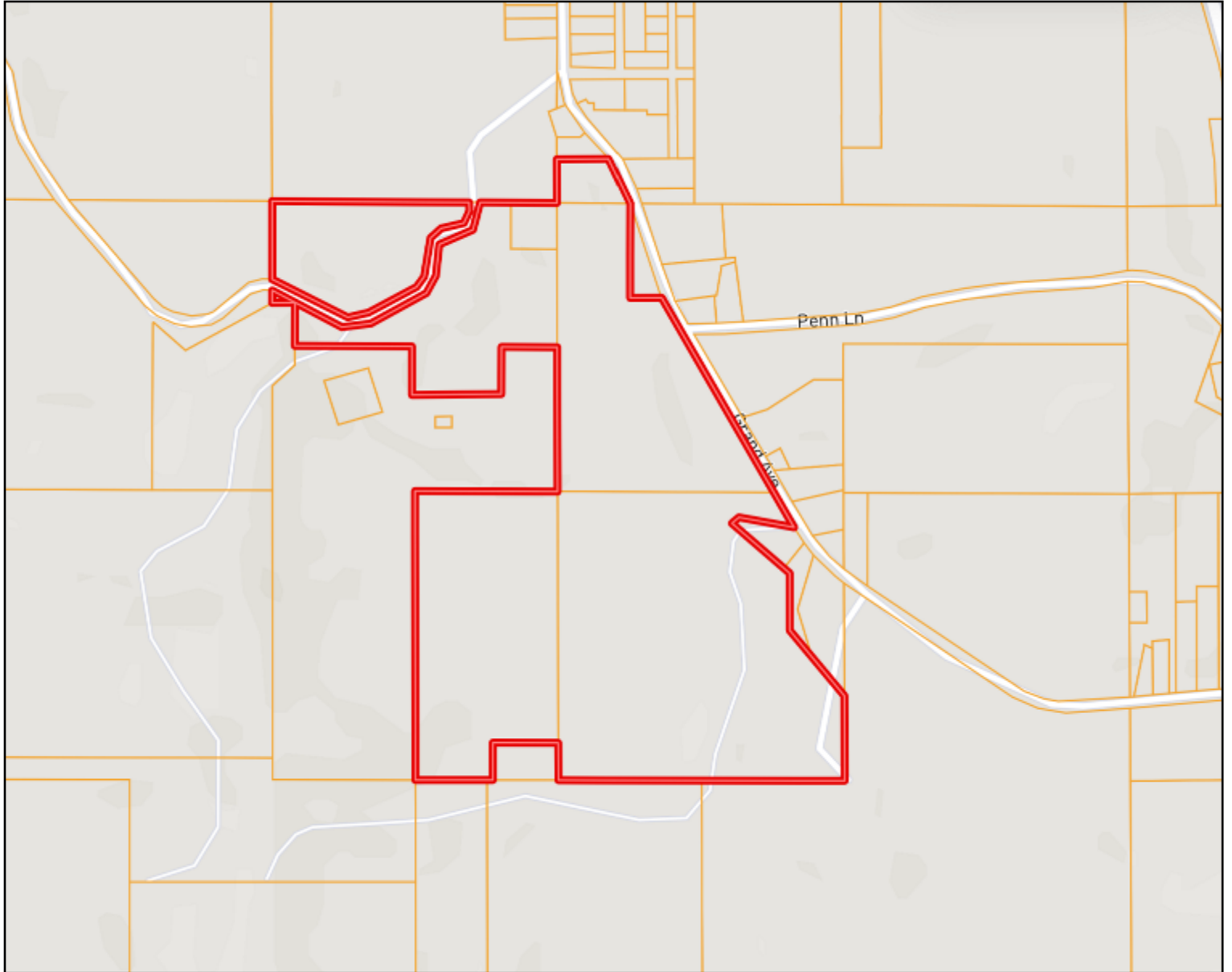


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Ownership Map



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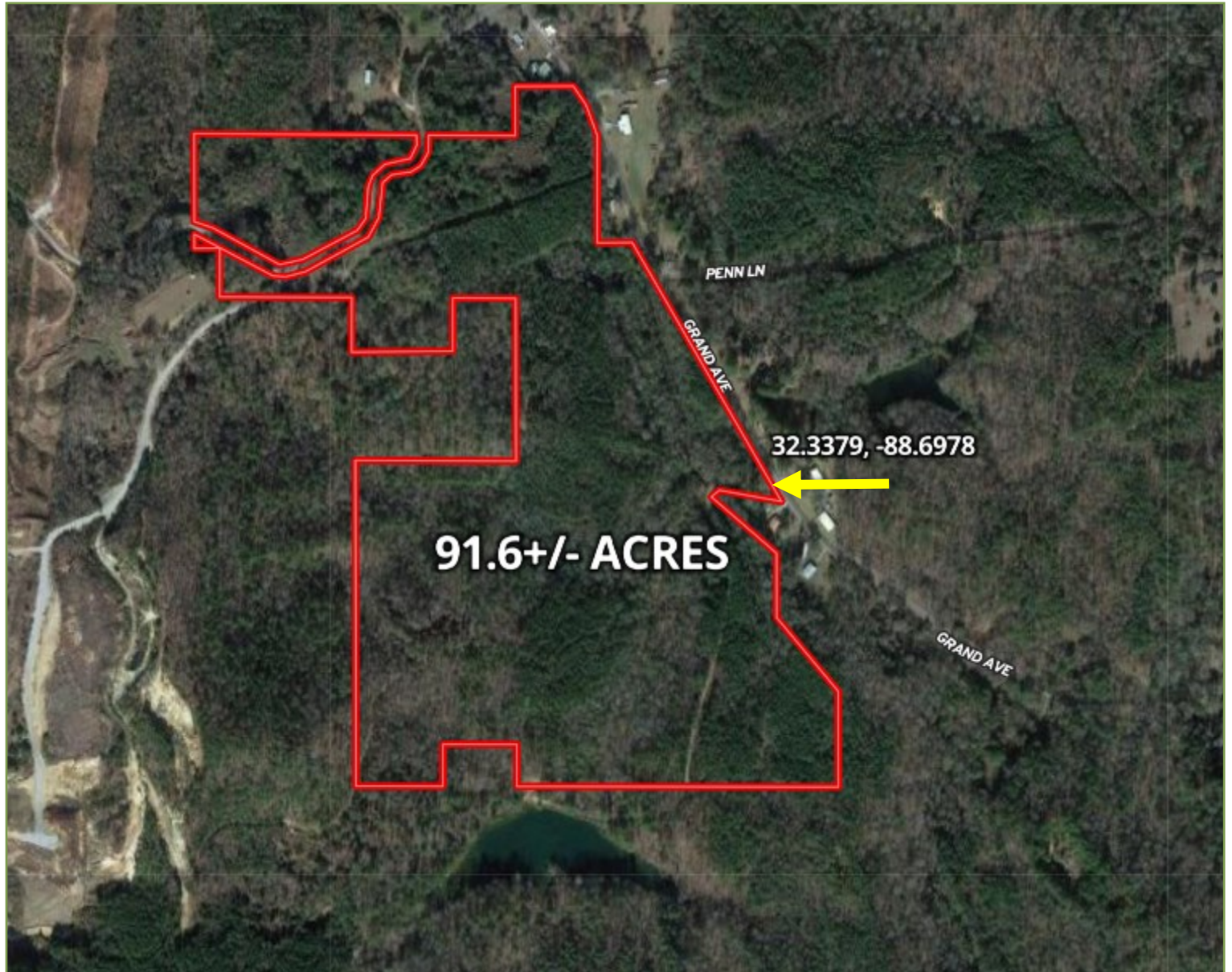
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Aerial Map



[Click Here for an Interactive Map](#)

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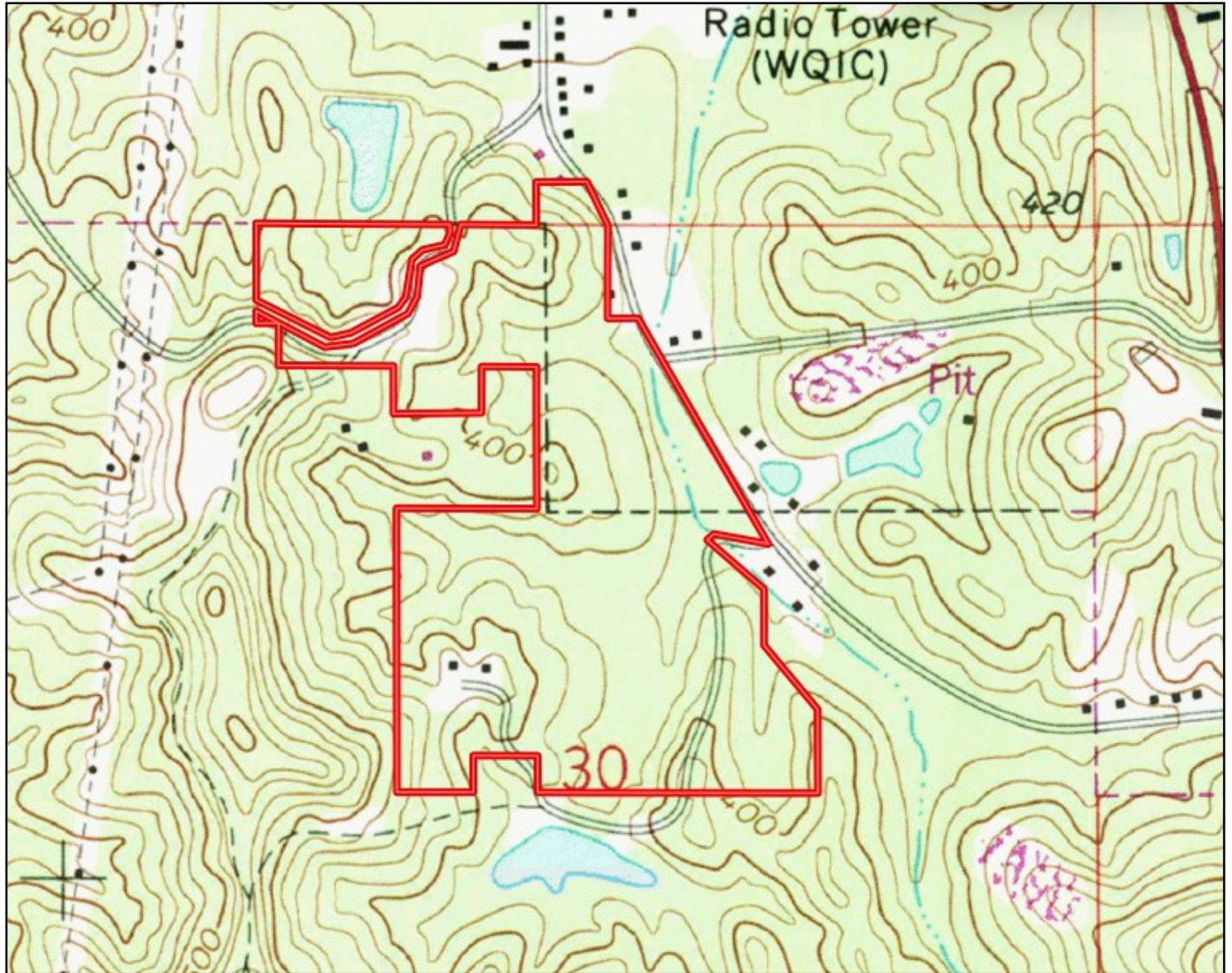
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Topography Map



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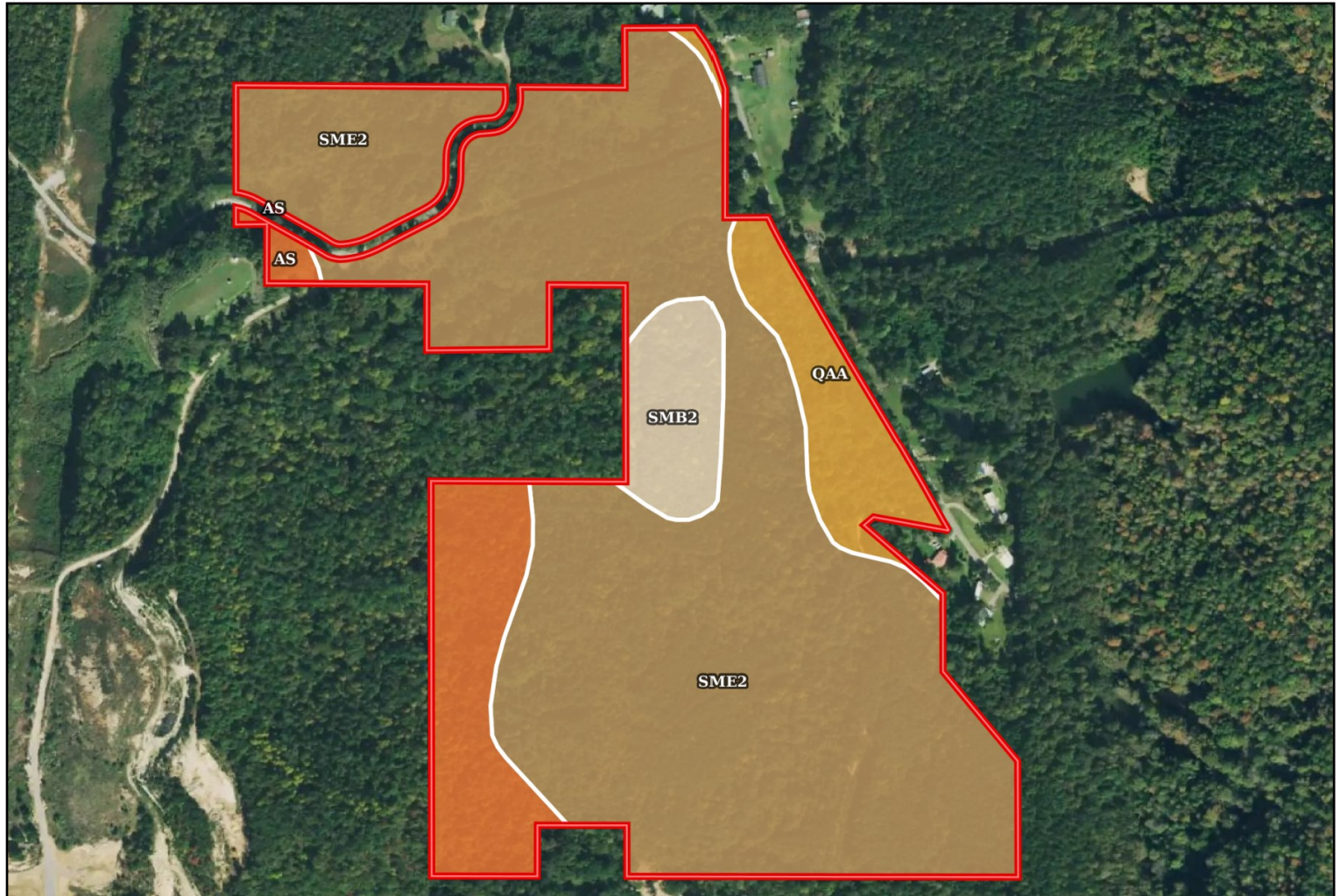
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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SmE2	Sweatman fine sandy loam, 15 to 35 percent slopes, moderately eroded	70.52	76.79	0	15	7e
AS	Arundel-Sweatman-Smithdale association, hilly	9.62	10.47	0	52	7e
QaA	Quitman loam, 0 to 2 percent slopes	6.79	7.39	0	70	2w
SmB2	Sweatman fine sandy loam, 2 to 5 percent slopes, moderately eroded	4.91	5.35	0	70	3e

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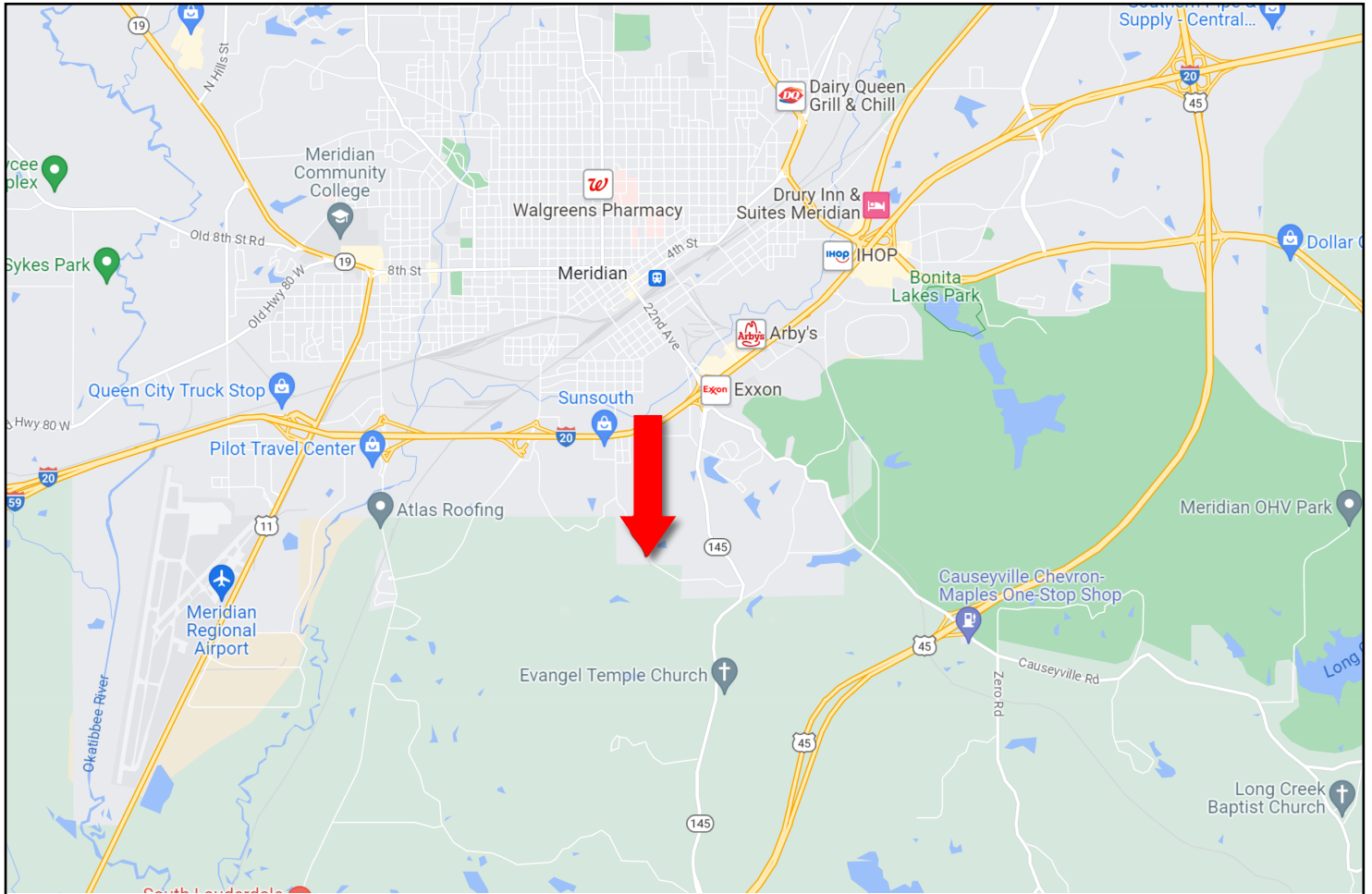
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Directional Map



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[GOOGLE MAP LINK](#)



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