

GREAT 78+/- ACRE RECREATIONAL TRACT in Wilkinson County, MS



\$297,000



This exceptional 78± acre recreational and investment property in Wilkinson County, MS, has everything an outdoorsman looks for! The hardwoods abound in the bottoms that offer diversity from the planted pine ridges throughout the property. Road frontage on MS-33 and Rosetta Road in Crosby, MS, offers easy access to the entire property, removing the need to travel through the property to access different areas. Numerous prominent ridges offer easy access to the trails that provide easy walking or riding. With multiple food plot locations and a great stand of timber, this property will hunt much larger than its size. As a bonus, the property shares a common border with the Homochitto National Forest, with thousands more acres within a fifteen-minute drive. A timber cruise has been completed, and a summary is available to qualified buyers.

Directions from the intersection of MS-33 and MS-24 in Gloster, MS: Travel north on MS-33 for 10 miles. The property will be on the right.



**CLIF
CANNON**
REALTOR®

Office: 601.990.5070
Cell: 601.565.1070
Clif@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





CLIF CANNON

REALTOR®

Office: 601.990.5070

Cell: 601.565.1070

Clif@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





CLIF CANNON

REALTOR®

Office: 601.990.5070

Cell: 601.565.1070

Clif@TomSmithLand.com



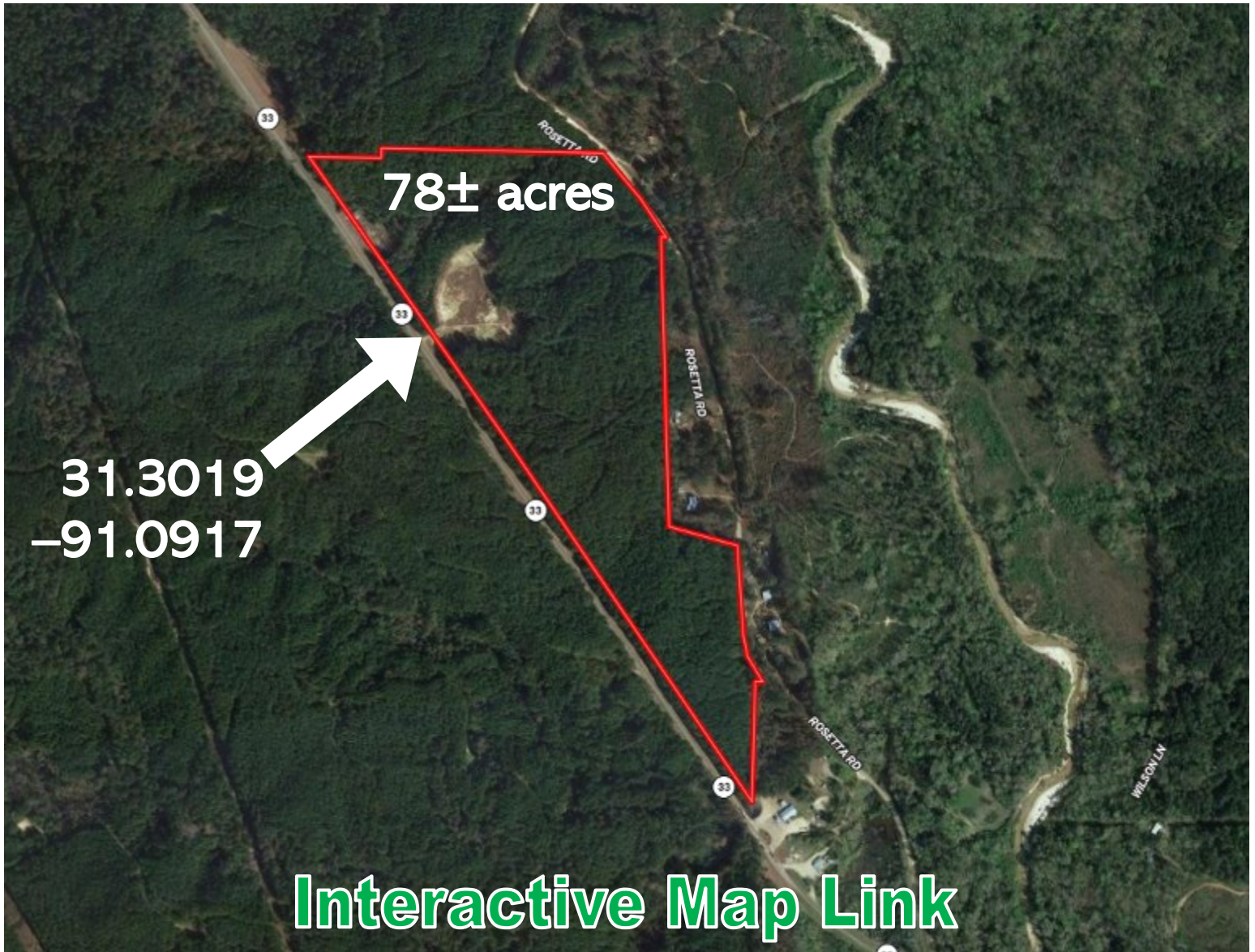
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



AERIAL MAP



CLIF CANNON

REALTOR®

Office: 601.990.5070

Cell: 601.565.1070

Clif@TomSmithLand.com



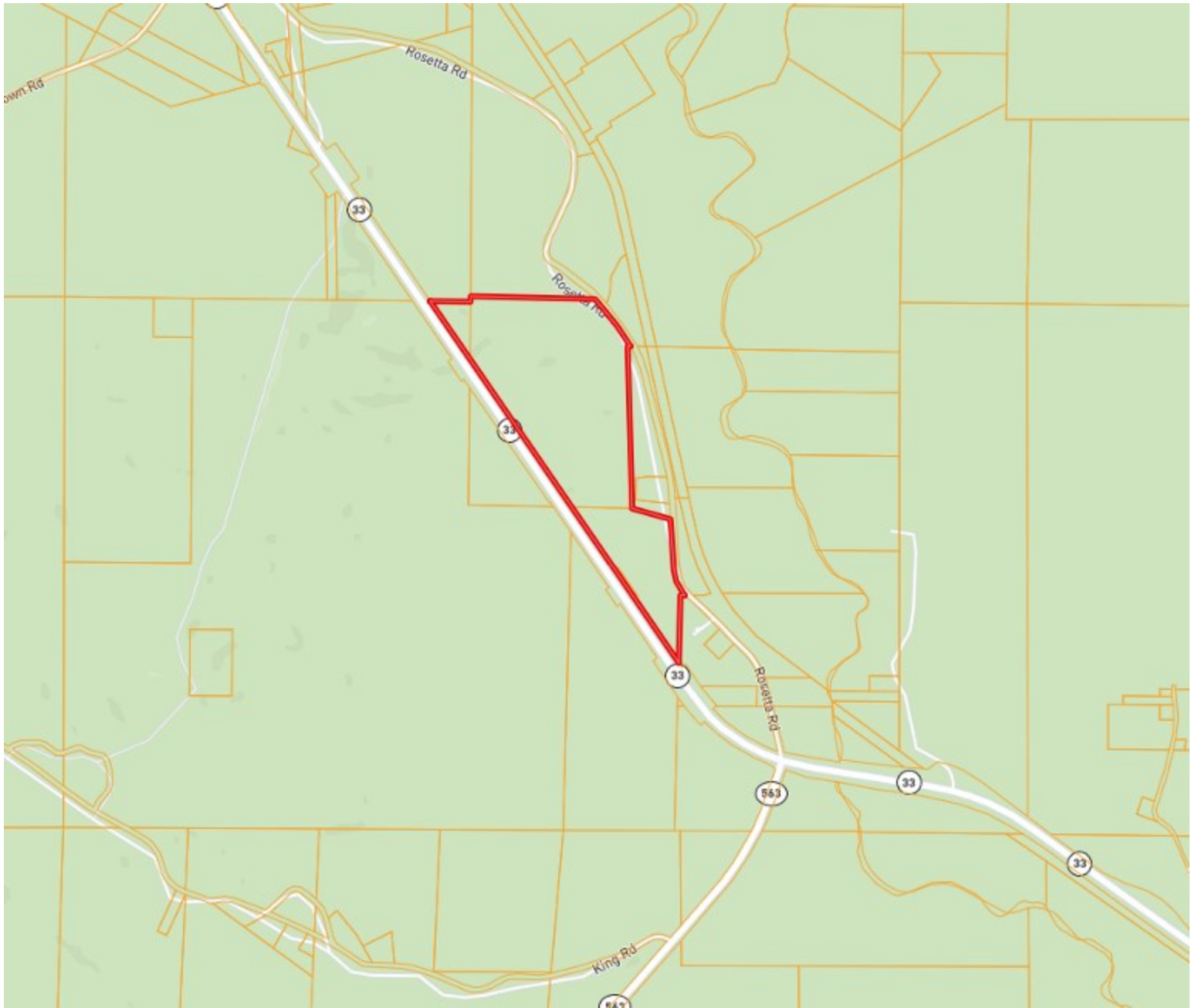
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



OWNERSHIP MAP



CLIF CANNON

REALTOR®

Office: 601.990.5070

Cell: 601.565.1070

Clif@TomSmithLand.com



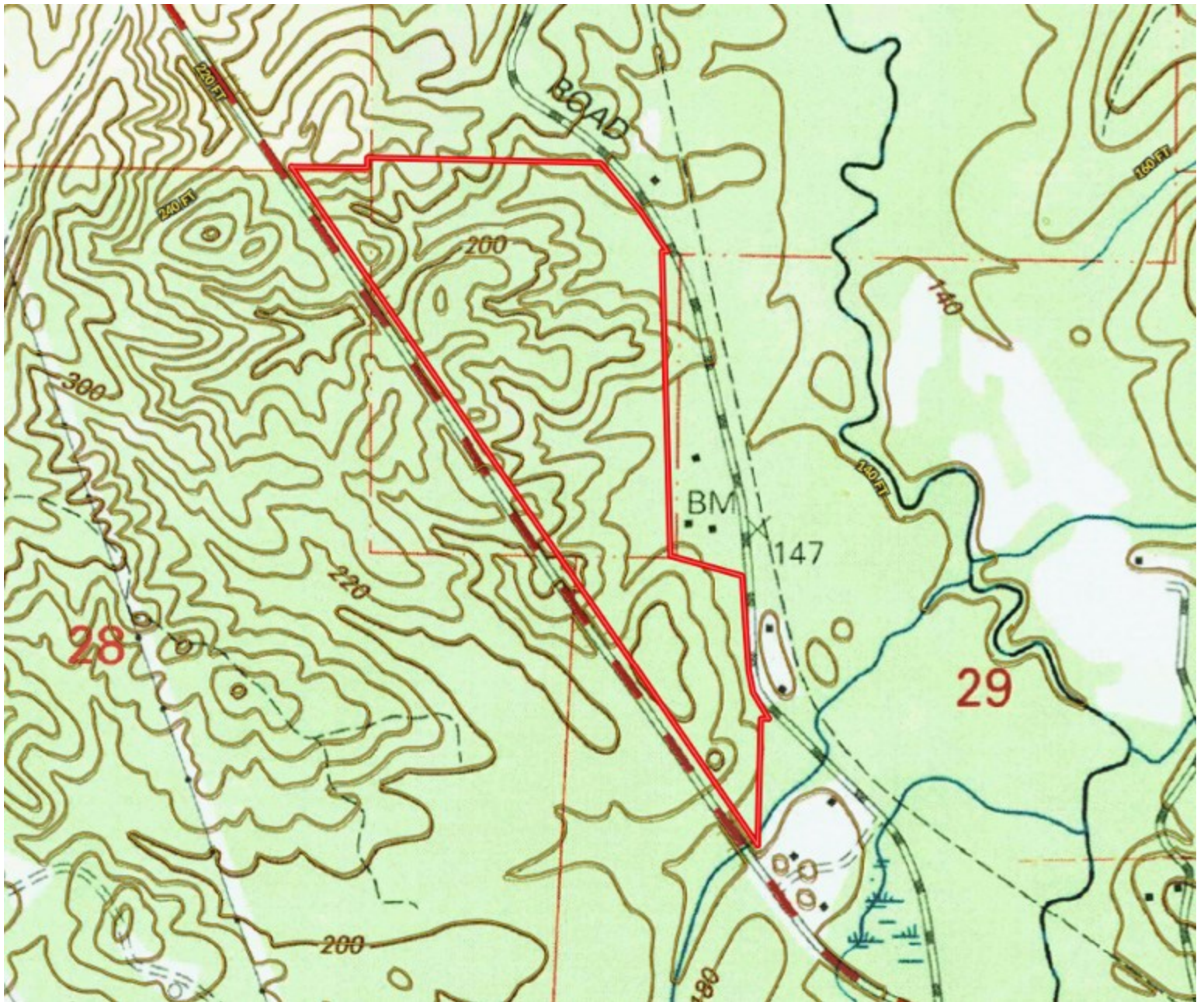
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



TOPOGRAPHY MAP



CLIF CANNON

REALTOR®

Office: 601.990.5070

Cell: 601.565.1070

Clif@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



SOIL MAP



CLIF CANNON

REALTOR®

Office: 601.990.5070

Cell: 601.565.1070

Clif@TomSmithLand.com



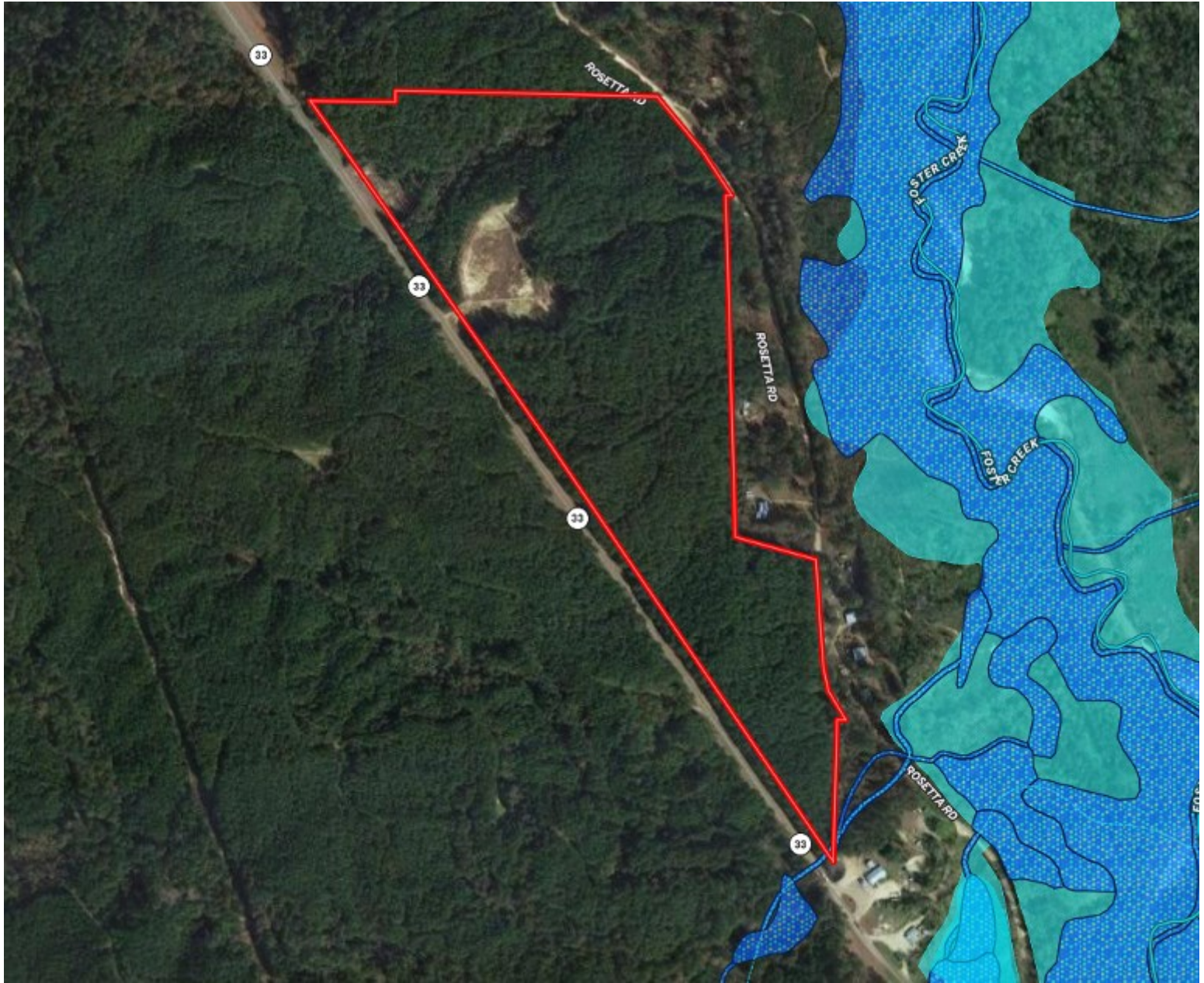
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



WATER FEATURES MAP



CLIF CANNON

REALTOR®

Office: 601.990.5070

Cell: 601.565.1070

Clif@TomSmithLand.com



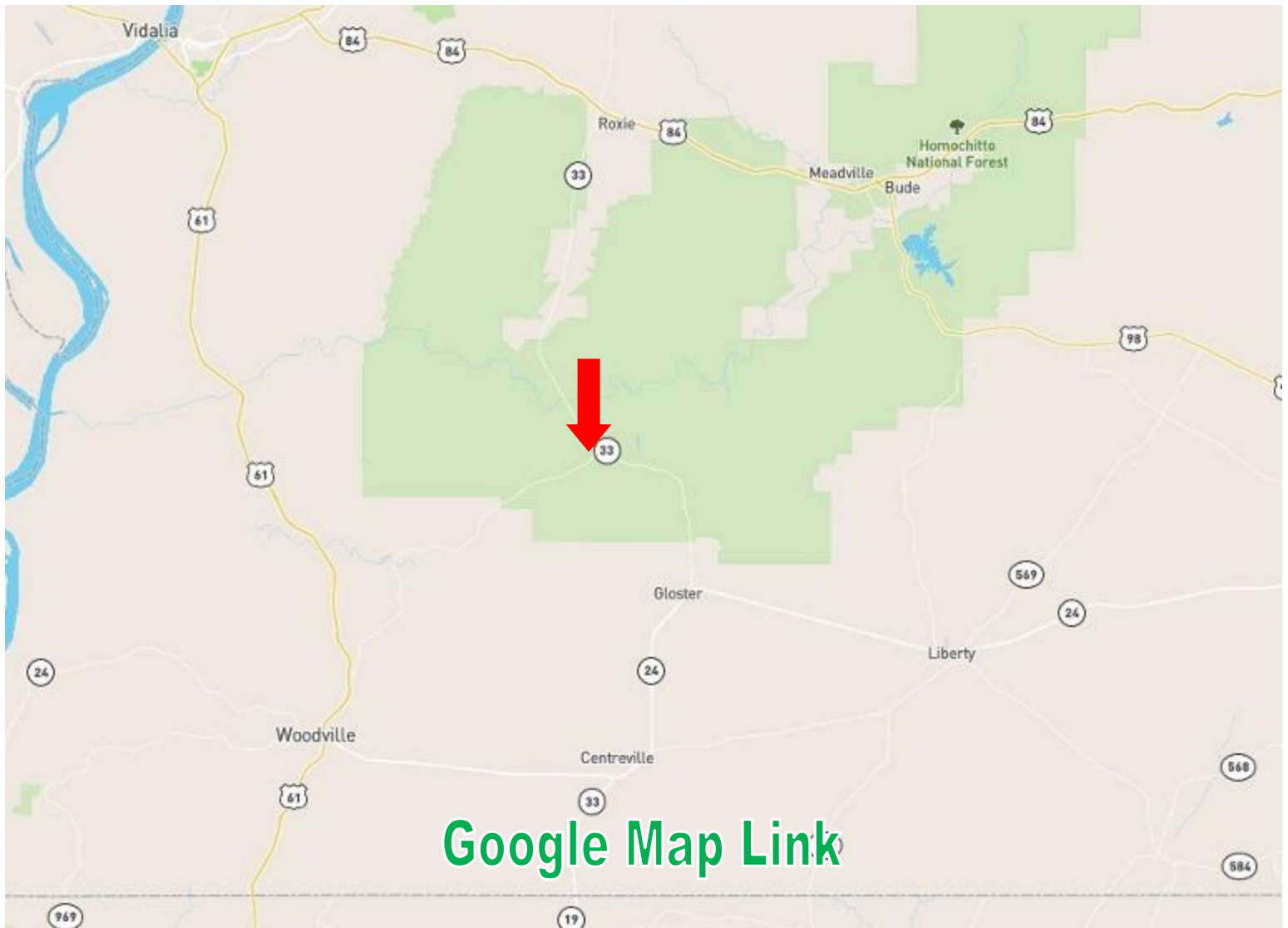
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



DIRECTIONAL MAP



Directions from the intersection of MS-33 and MS-24 in Gloster, MS: Travel north on MS-33 for 10 miles. The property will be on the right.

CLIF CANNON

REALTOR®

Office: 601.990.5070

Cell: 601.565.1070

Clif@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

