

# 5.06± ACRE MADISON COUNTY RESIDENTIAL LOT

*144 Moss Road Canton, Mississippi 39046*

**\$70,840**

Welcome to your new dream homesite in Madison County, MS. This 5.06+/- acre property offers tranquility and a prime location, approximately 3.5 miles east of Canton. This favorable proximity ensures easy access to amenities and services while maintaining a sense of retreat from the hustle and bustle. The residential zoning of this lot opens the door to designing a home that aligns perfectly with your lifestyle. Whether you envision a cozy cottage, a spacious family abode, or an architectural masterpiece, this canvas allows for endless creativity. Give Allyson a call to schedule your showing today!

Directions from the intersection of Hwy 43 and Hwy 16 in Canton, MS: Travel Hwy 16 East for 2.3 miles. Turn onto Robinson Road. Travel 1.1 miles, then turn right on Moss Road. After 0.2 miles, the property will be on your left.

[GOOGLE MAP LINK](#)



*Call me today!*

**ALLYSON MIZE, REALTOR®**  
Allyson@TomSmithLand.com  
601.898.2772 **office** | 662.607.1703 **cell**



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.







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Expect More. Get More.

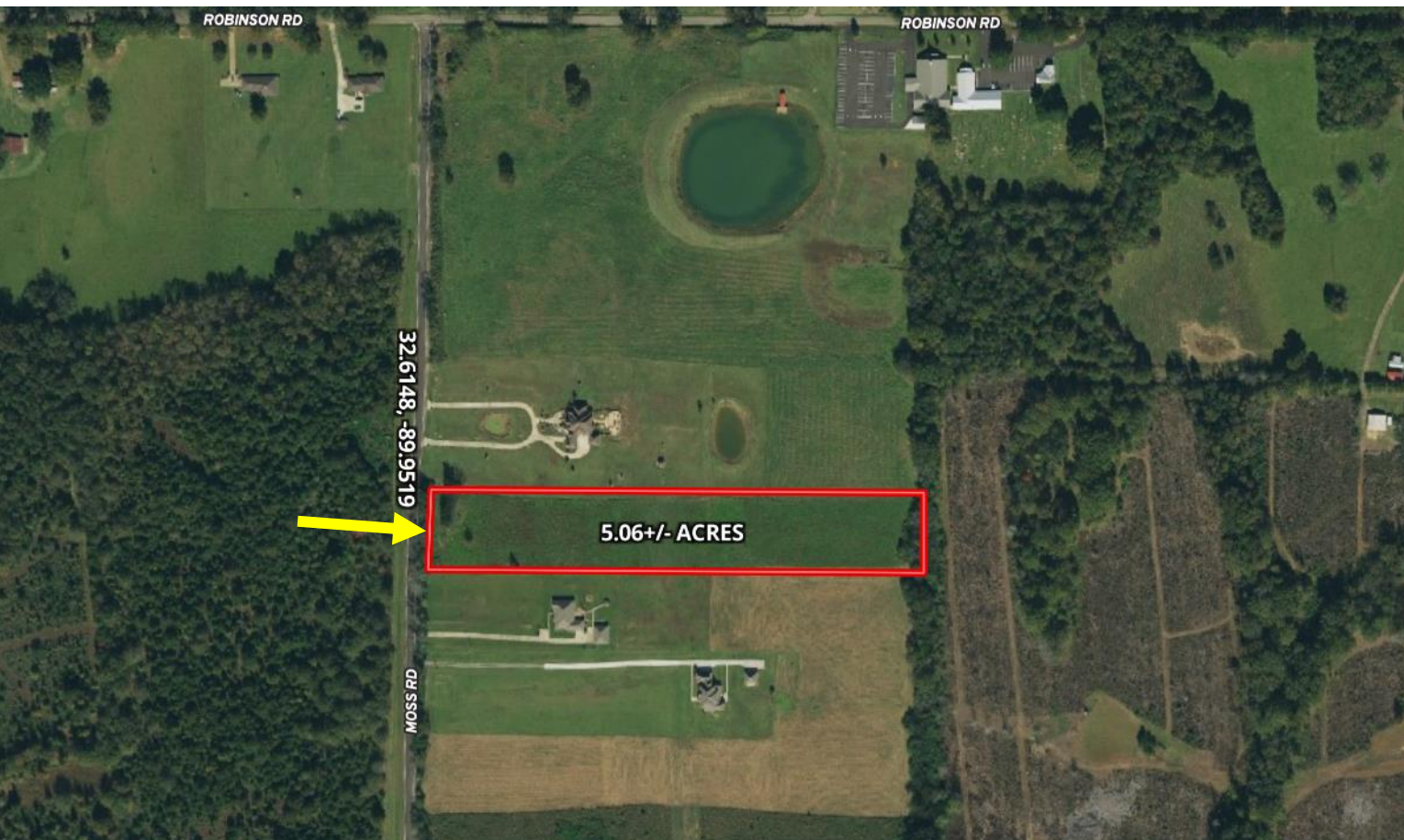
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# AERIAL MAP



[Click Here For Interactive Map](#)

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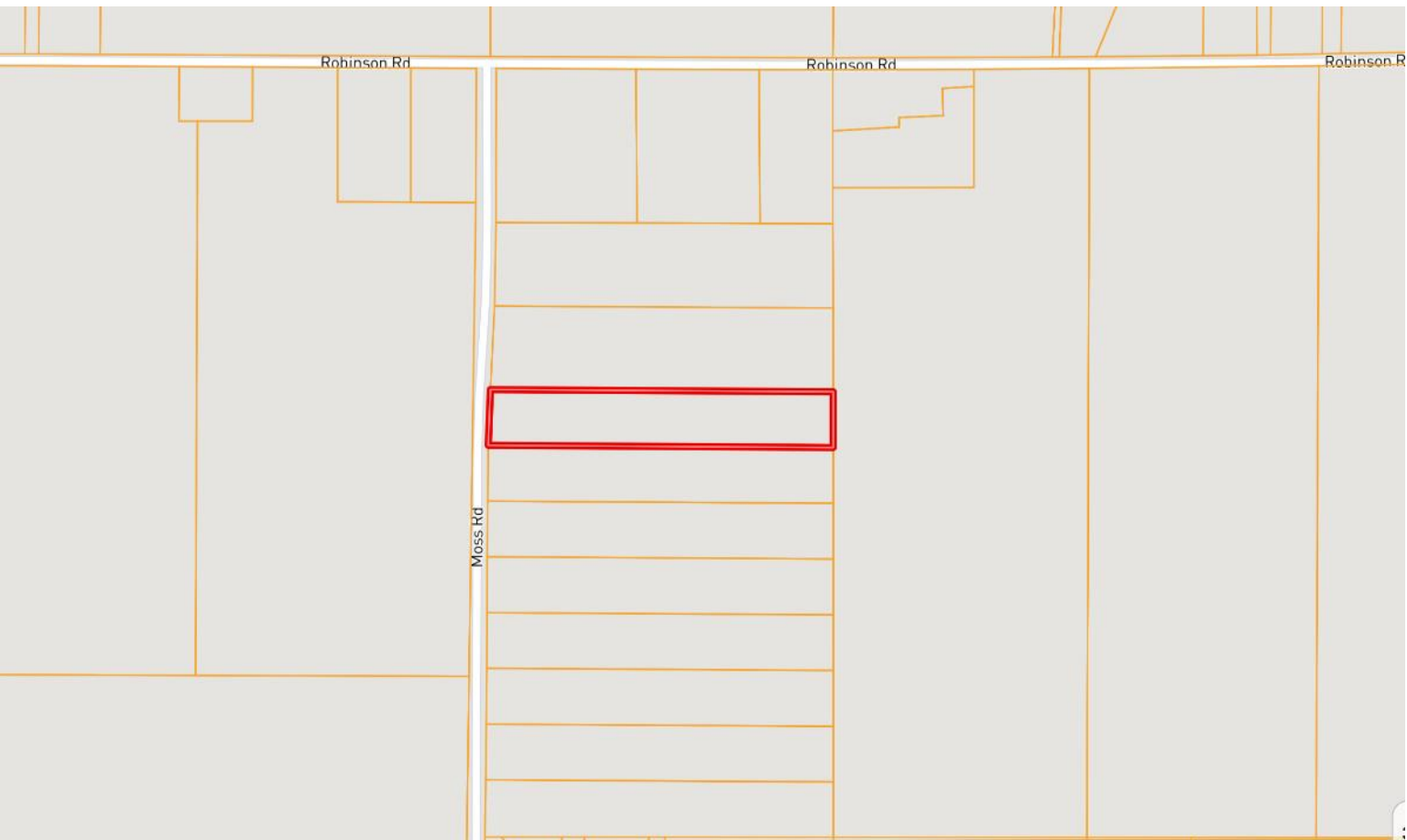


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# OWNERSHIP MAP



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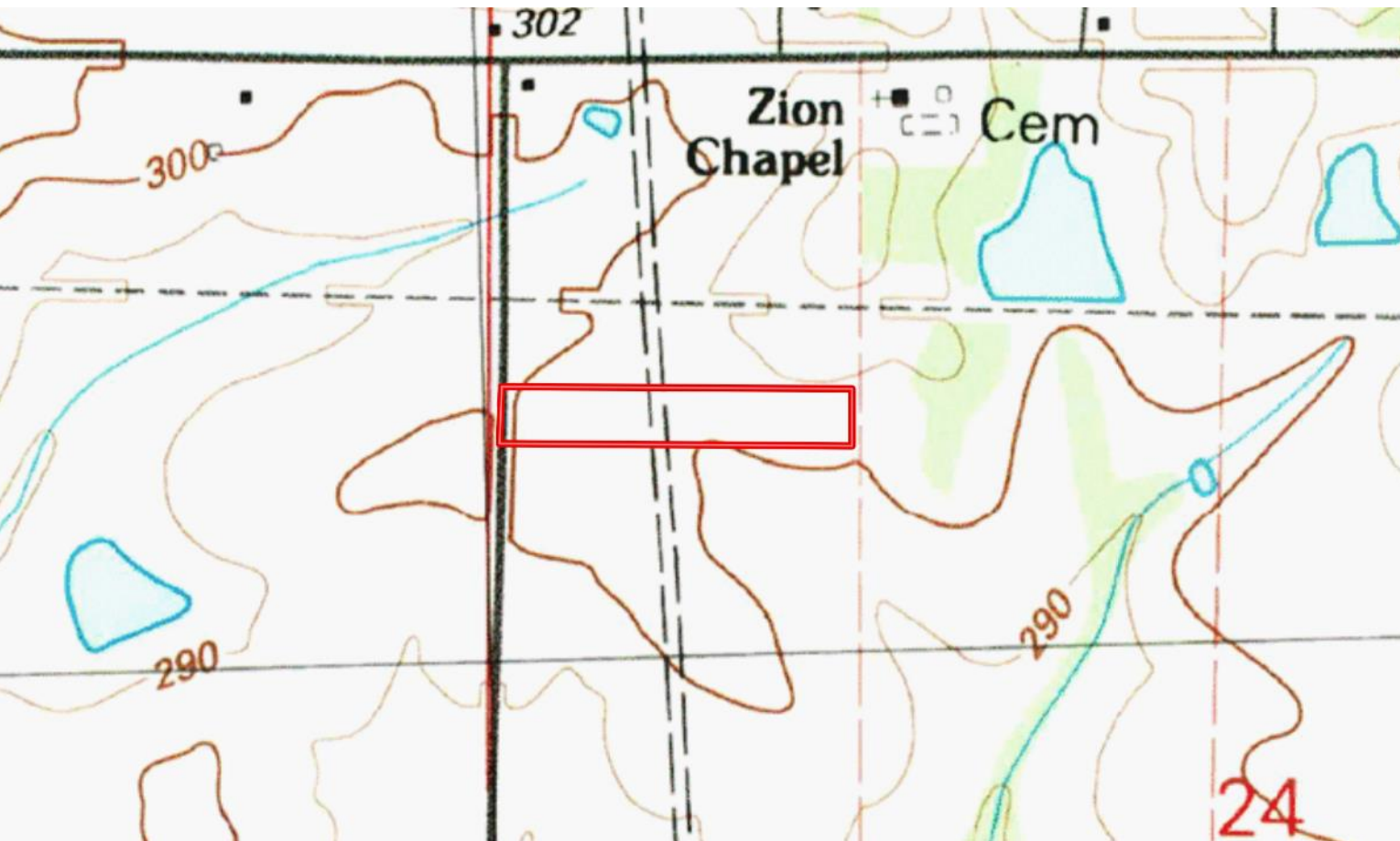
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# TOPO MAP



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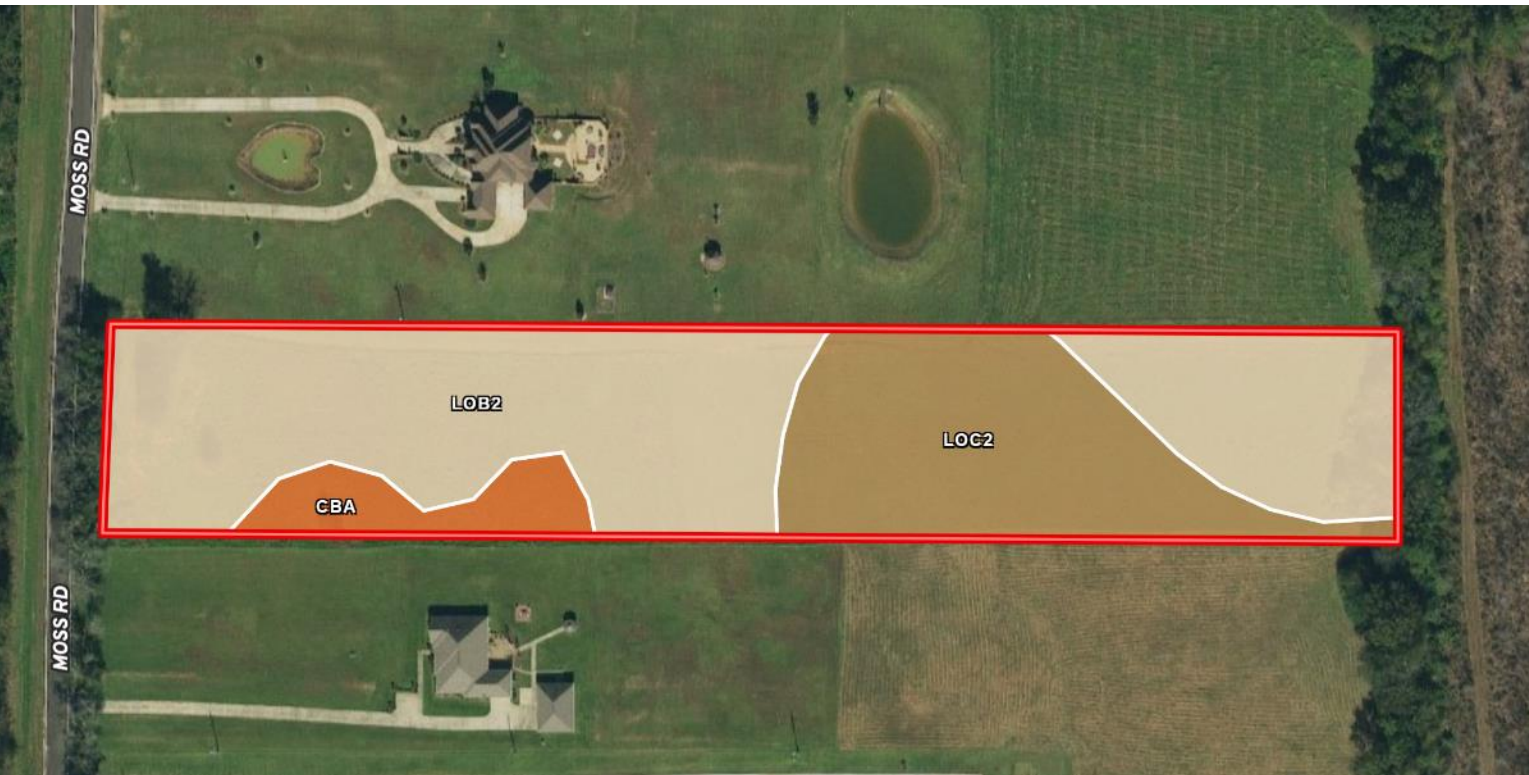
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# SOIL MAP



| SOIL CODE | SOIL DESCRIPTION  | ACRES       | %     | CPI | NCCPI | CAP  |
|-----------|---|-------------|-------|-----|-------|------|
| LoB2      | Loring silt loam, 2 to 5 percent slopes, moderately eroded, central | 3.18        | 62.85 | 0   | 55    | 3e   |
| LoC2      | Loring silt loam, 5 to 8 percent slopes, moderately eroded, central | 1.52        | 30.04 | 0   | 47    | 4e   |
| CbA       | Calloway silt loam, 0 to 1 percent slopes                           | 0.36        | 7.11  | 0   | 59    | 2w   |
| TOTALS    |   | 5.06(*<br>) | 100%  | -   | 52.88 | 3.23 |

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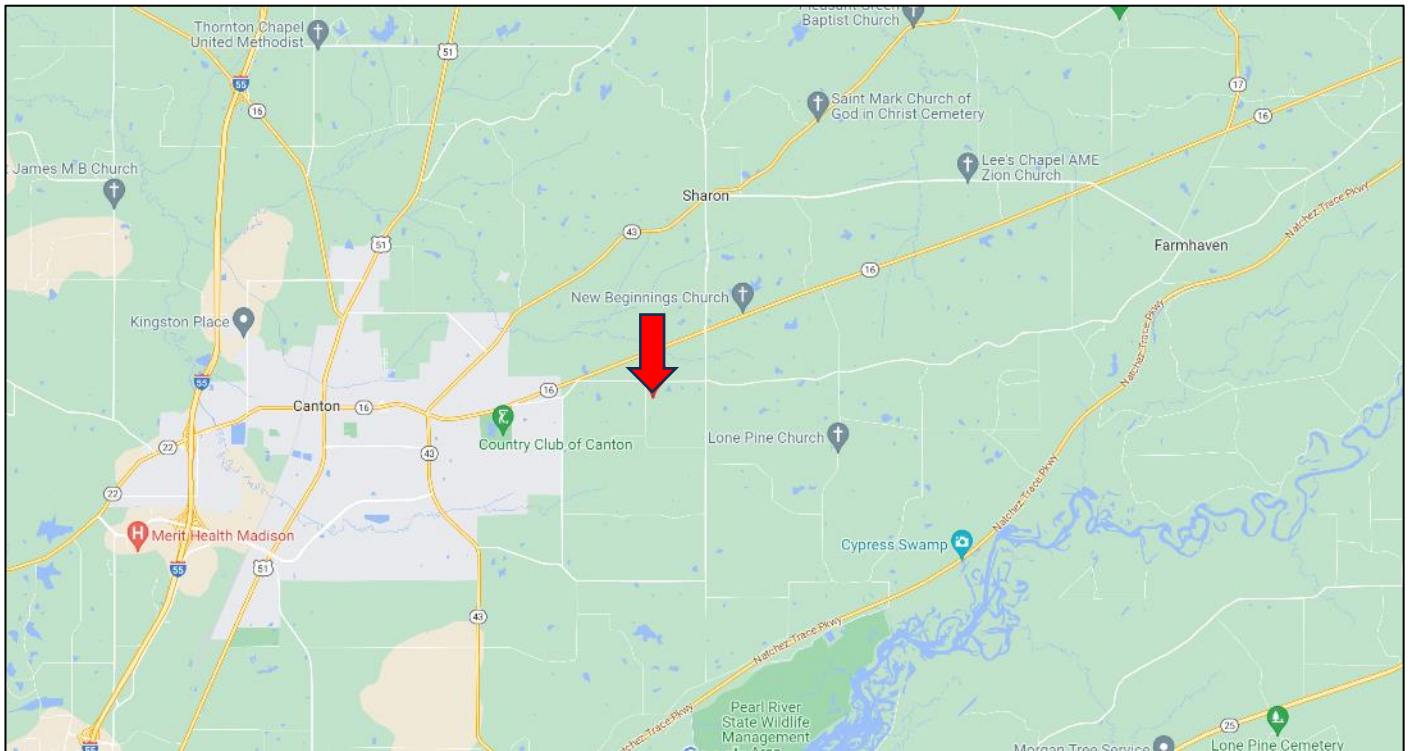


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# DIRECTIONAL MAP



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