



141± Acre Timber & Recreational Tract Scott County, MS



\$493,500

Embrace the opportunity to own a remarkable 141± acre timber and recreational tract in the heart of Scott County, MS! This property features 90± acres of longleaf pines and 19± acres of hardwoods meticulously planted in February 2023 and an inviting 6± acre fully stocked pond teeming with bass and bream. This property also provides a haven for abundant deer and turkey populations. Douglas Lane intersects the property, offering over 2400± feet of road frontage for convenient access. Amidst this natural beauty lies the potential to fulfill your dream of the perfect homesite. Picture your future home surrounded by the serenity of the freshly planted longleaf pines and the allure of nature right at your doorstep. This property's seclusion ensures ultimate privacy, making it an ideal canvas for realizing your dream homesite and serving as a smart long-term investment. Don't miss this opportunity to create your sanctuary in Scott County!

Directions from Forest, MS: Travel North on MS-35 N. Turn Left onto Old Jackson Rd. Turn Right onto Hillsborough Ludlow Rd. Turn Left onto Douglas Ln and travel 0.8 miles and you will arrive onto the property. [**GOOGLE MAP LINK**](#)



CLAY SIMMONS, REALTOR®
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Expect More. Get More.

Call us today!



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Information is believed to be accurate but not guaranteed.





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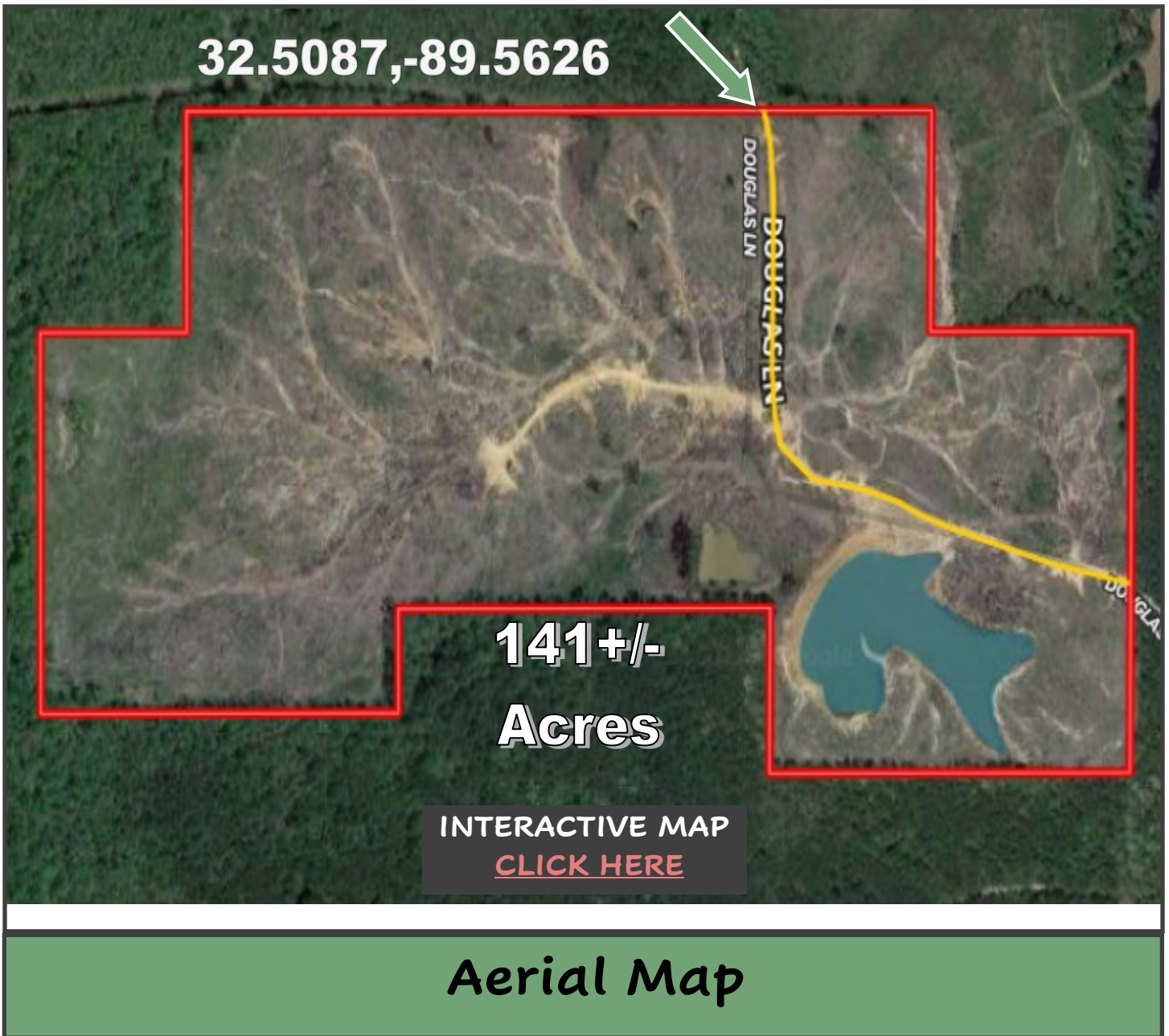


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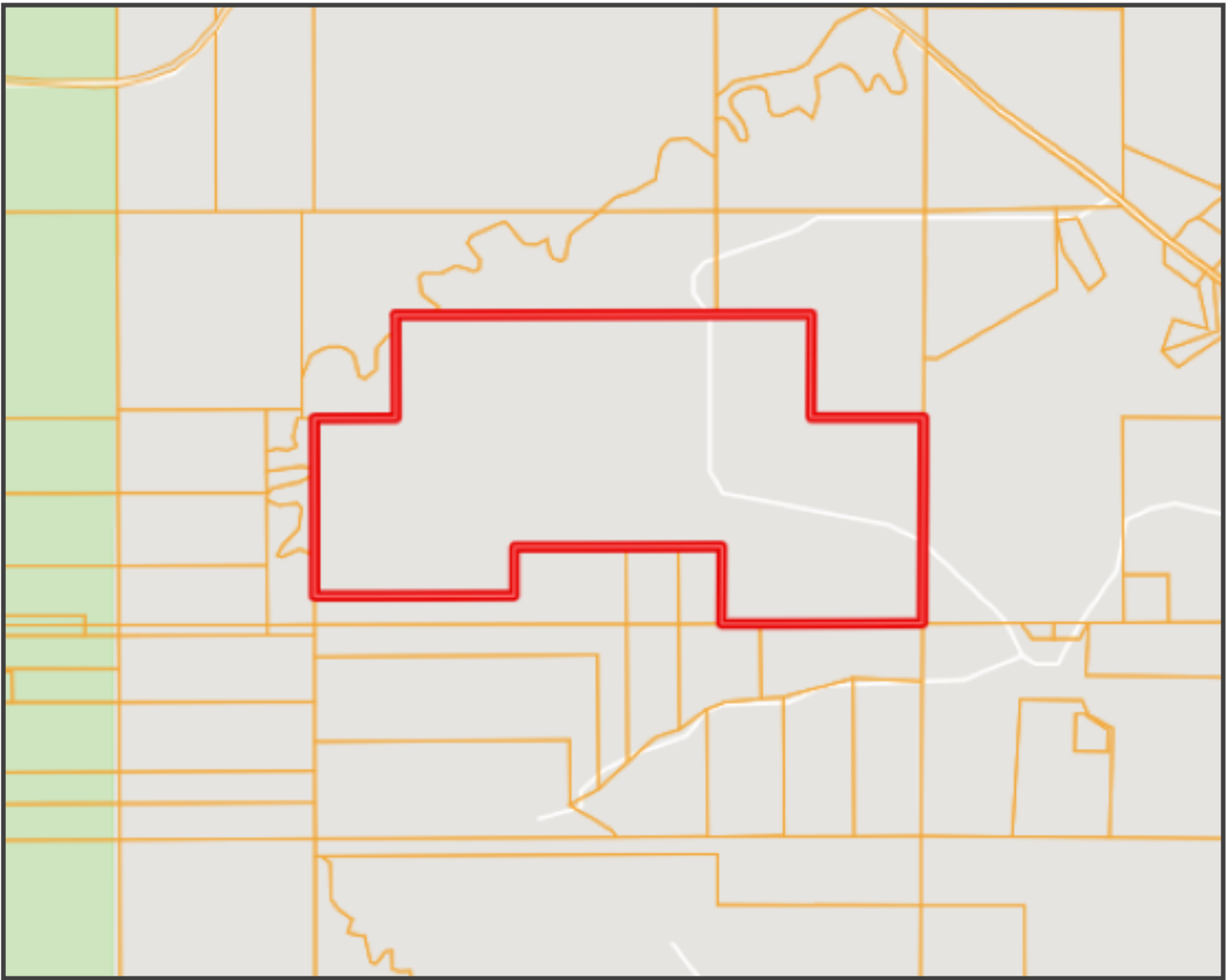


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Ownership Map



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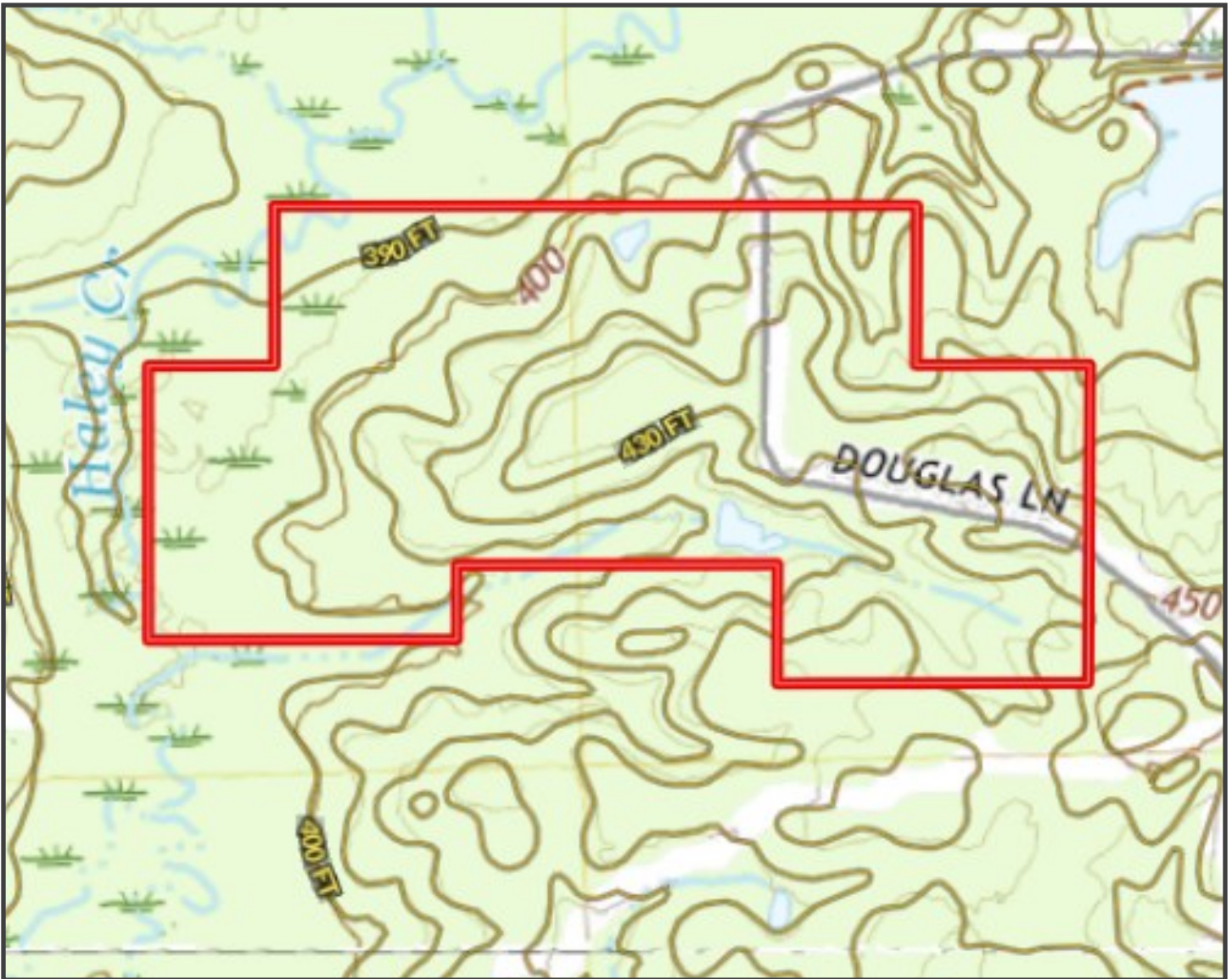


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Topography Map



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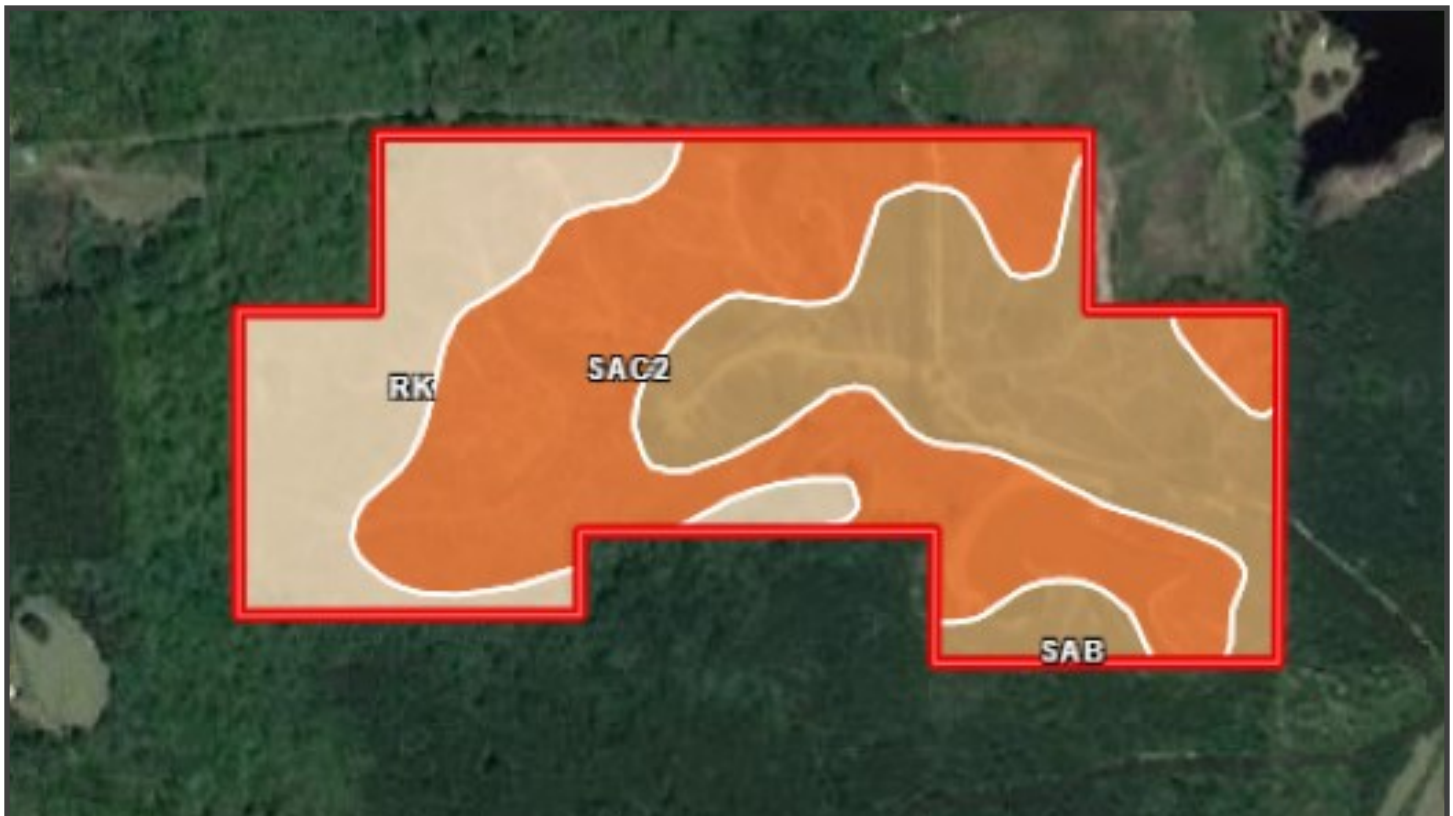


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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaC2	Savannah fine sandy loam, 5 to 8 percent slopes, moderately eroded	66.73	46.26	0	38	3e
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	44.44	30.81	0	54	2e
Rk	Rosebloom and Arkabutla soils, frequently flooded	33.08	22.93	0	59	5w
TOTALS		144.25(*)	100%	-	47.75	3.15

Soil Map



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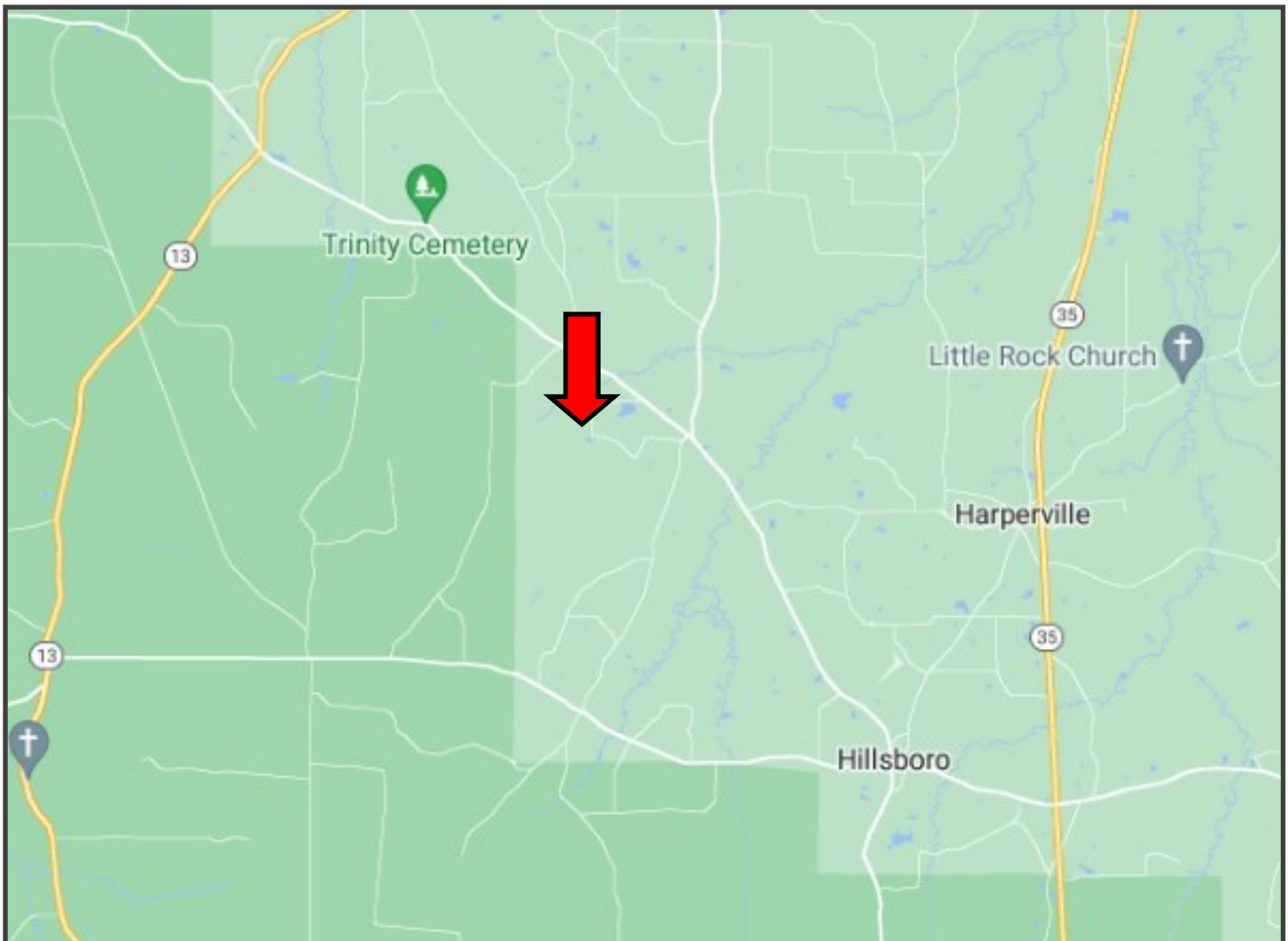


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Directional Map



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