

# Multipurpose Property 60.5± Acres in Lee County,

MS



**\$318,000**

This 60.5± acre Lee County property has excellent development potential. It is conveniently located just 6 miles East of Baldwyn. Historically planted crops on the farm consist of cotton, soybeans, wheat, and corn. The gravel road provides access to the back of the property and offers an opportunity to develop lots. Don't miss out on this great opportunity!



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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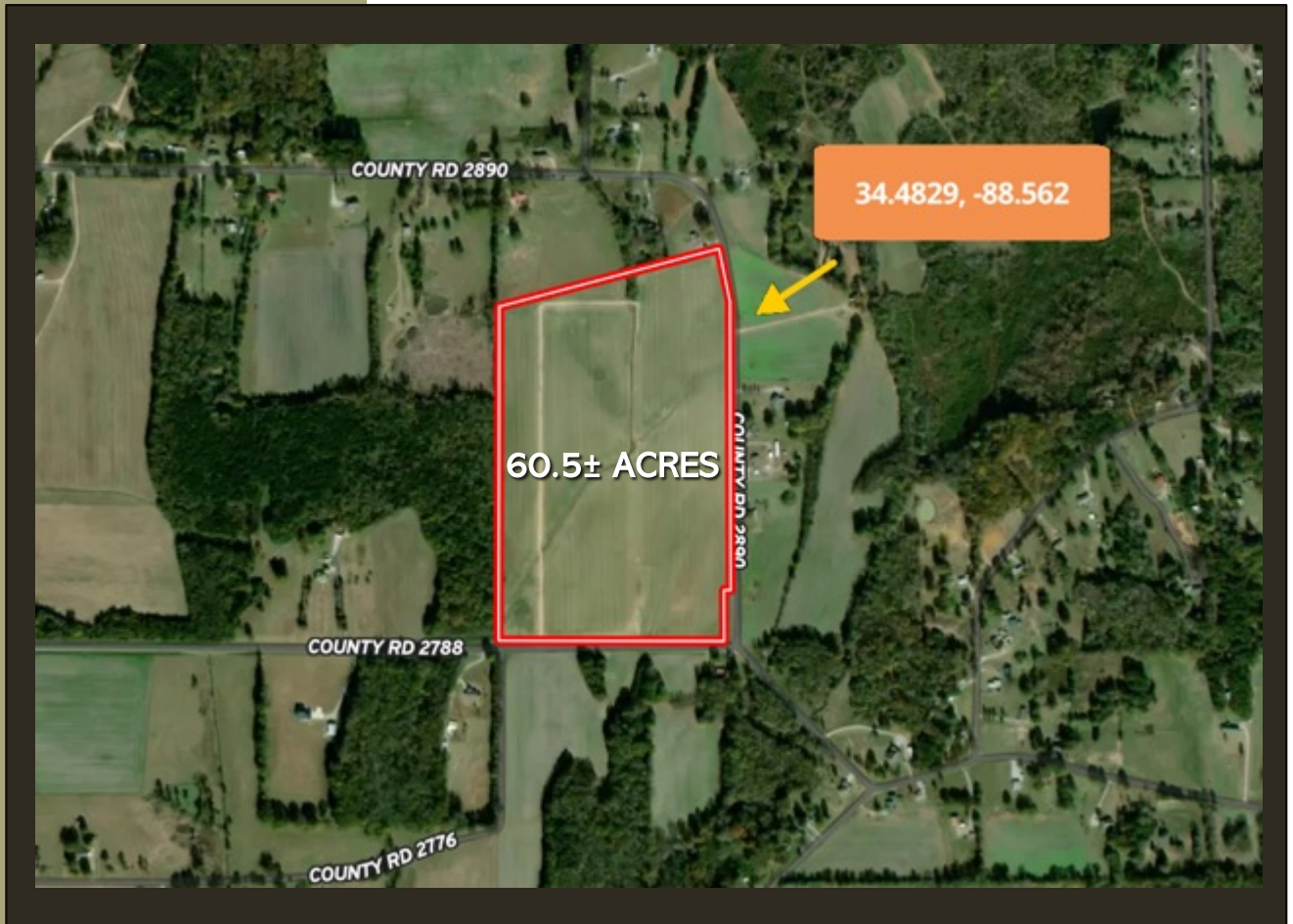
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# AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)



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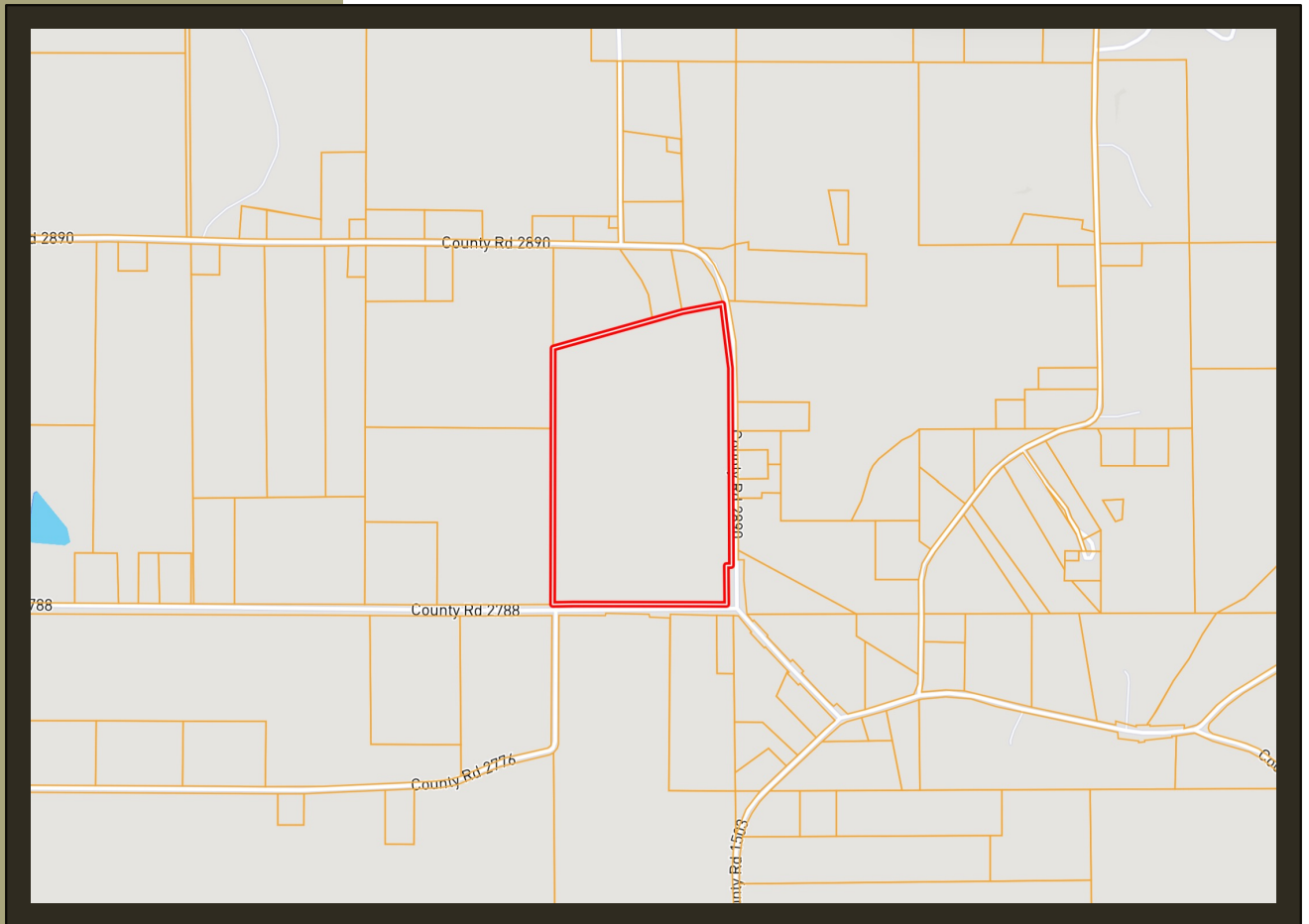


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# OWNERSHIP MAP



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# TOPO MAP



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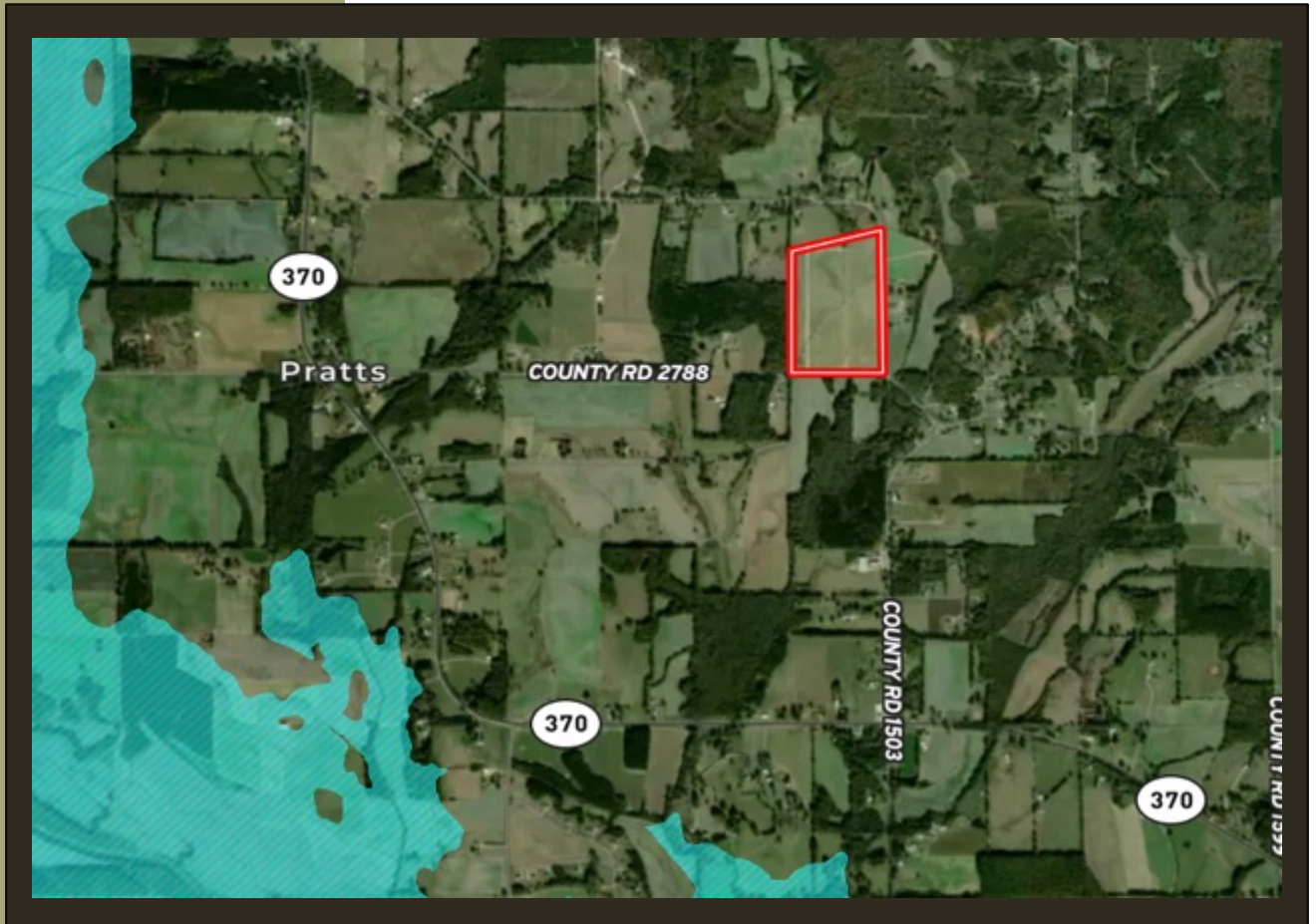
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# FEMA FLOOD MAP



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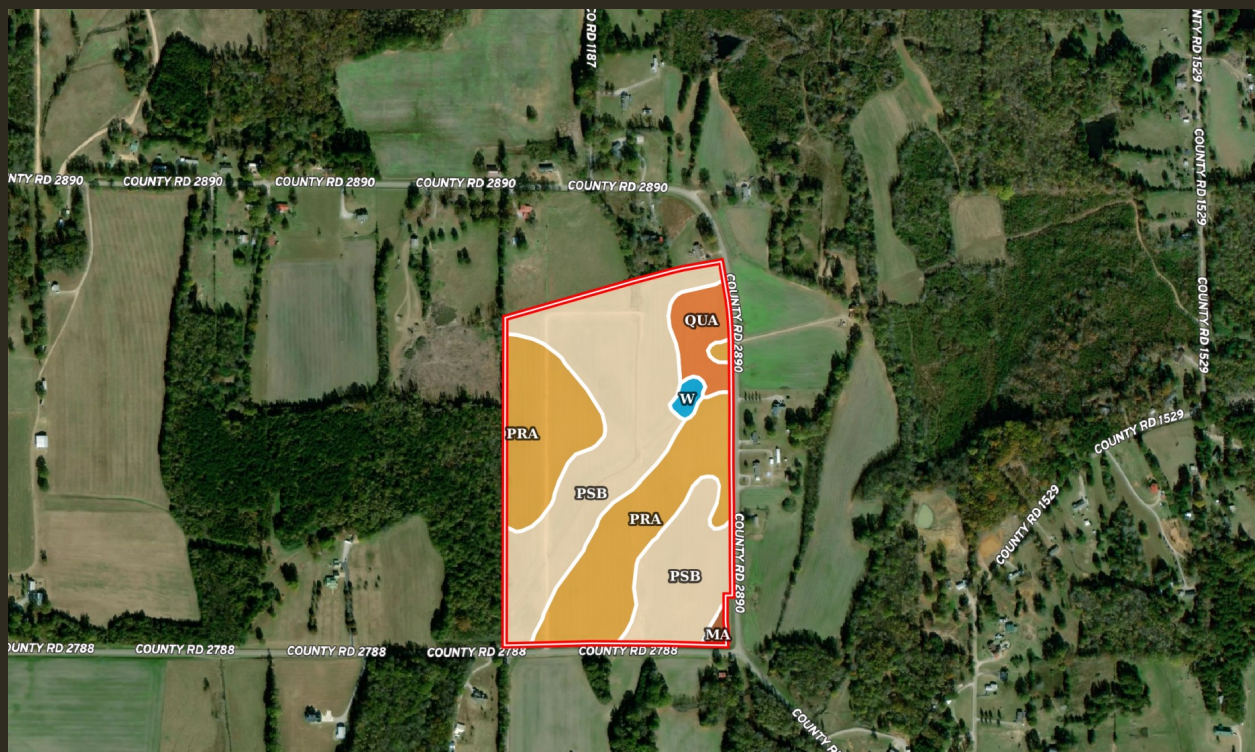
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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PsB	Providence silt loam, 2 to 5 percent slopes	31.63	53.28	0	49	2e
PrA	Prentiss fine sandy loam, 0 to 2 percent slopes	22.81	38.42	0	45	2w
QuA	Quitman silt loam, 0 to 2 percent slopes (stough)	3.79	6.38	0	43	2w
W	Water area	0.69	1.16	0	-	-
Ma	Mantachie fine sandy loam, 0 to 2 percent slopes, occasionally flooded	0.45	0.76	0	73	2w



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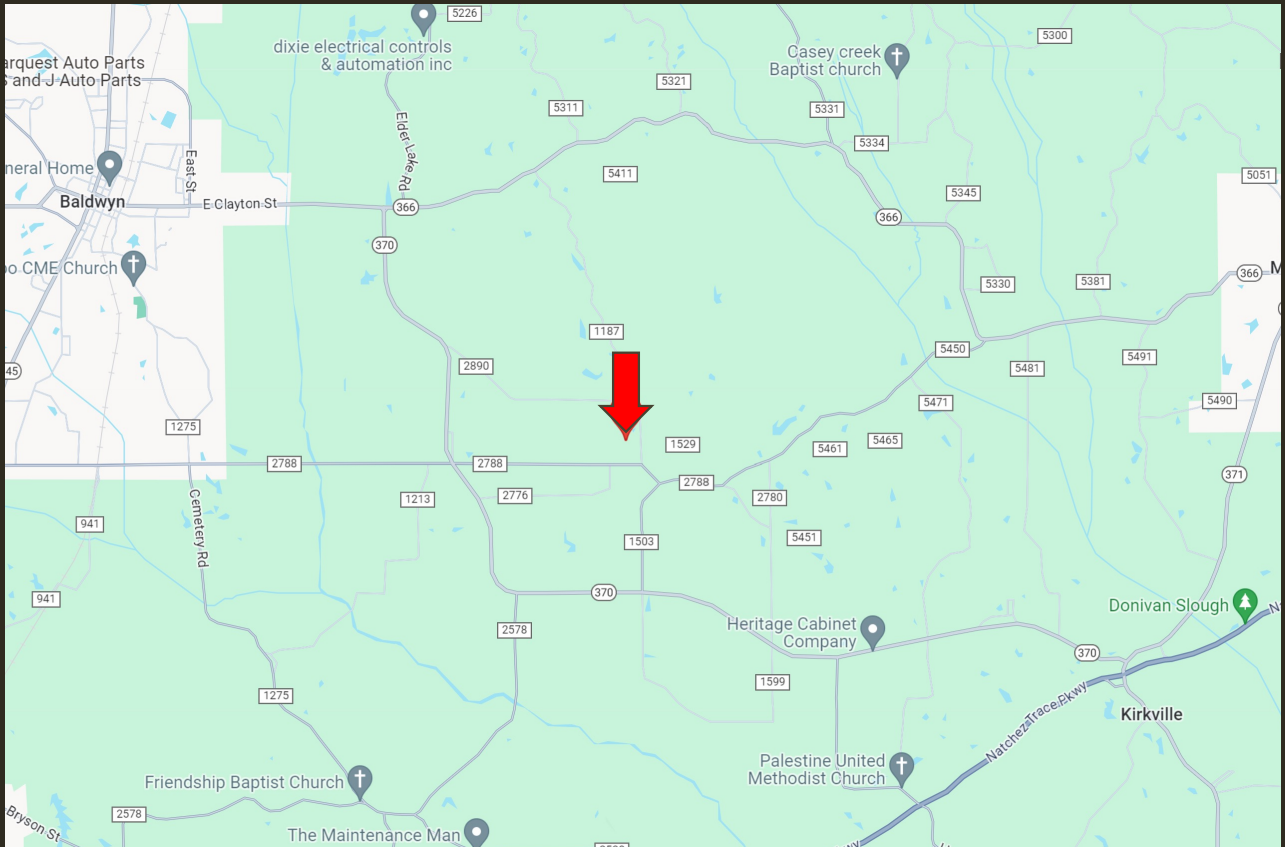


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# DIRECTIONAL MAP



Directions from Highway 45 and CR 2788 in Guntown, MS:

Turn onto Pratts Rd and travel 269 feet. Make a sharp left onto CR 2788 and travel 5.9 miles. Turn left onto CR 2890. After .2 miles, the property will be on your left. [Click for Directions](#)



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