

Diverse Recreational Tract

25.5± Acres in Monroe County, MS



\$156,000

Are you looking for a place to hang out on the weekends? This 25.5± acre diverse recreational tract in Monroe County, MS is it. The tract is just minutes from Hamilton, MS, and close to the schools, businesses, and all that Hamilton offers. A spring-fed creek flows through the middle of the property, and several trails allow access. This property consists of mixed timber with a rolling topography. There is also income potential with the timber, including some mature cedar and red dirt throughout the entire property. This tract could be used for hunting, riding, investment, or building a house, as there are multiple home sites throughout, and all utilities are available. To schedule a private showing, call or text Walker!

Directions from Hwy 45 and Hamilton Road in Hamilton MS: Travel Hamilton Road for 2.9 miles. Merge onto Grubb Springs Road and travel 1.8 miles. Turn left onto Seely Road. After .3 miles, the property will be on your left. [Google Map Link](#)



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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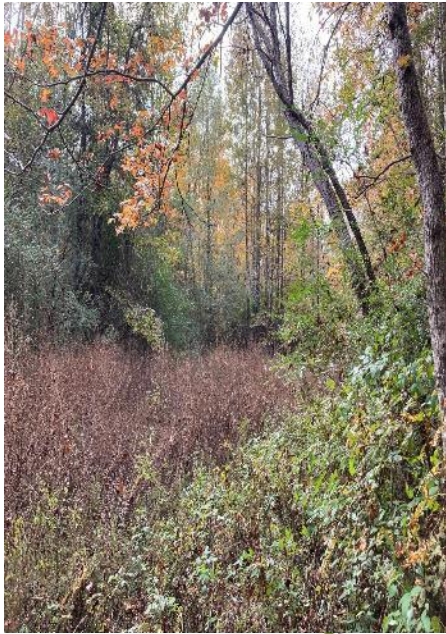
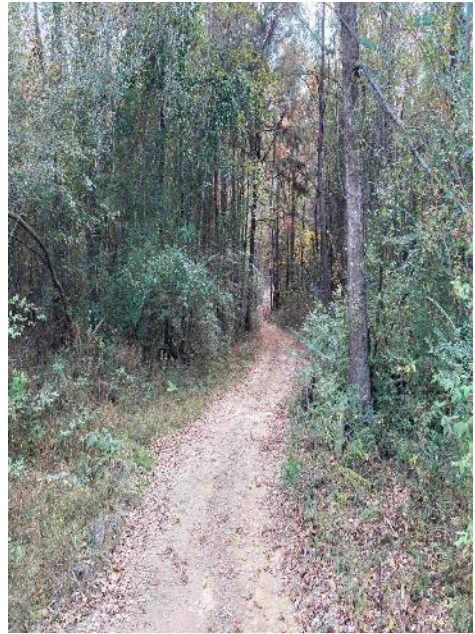


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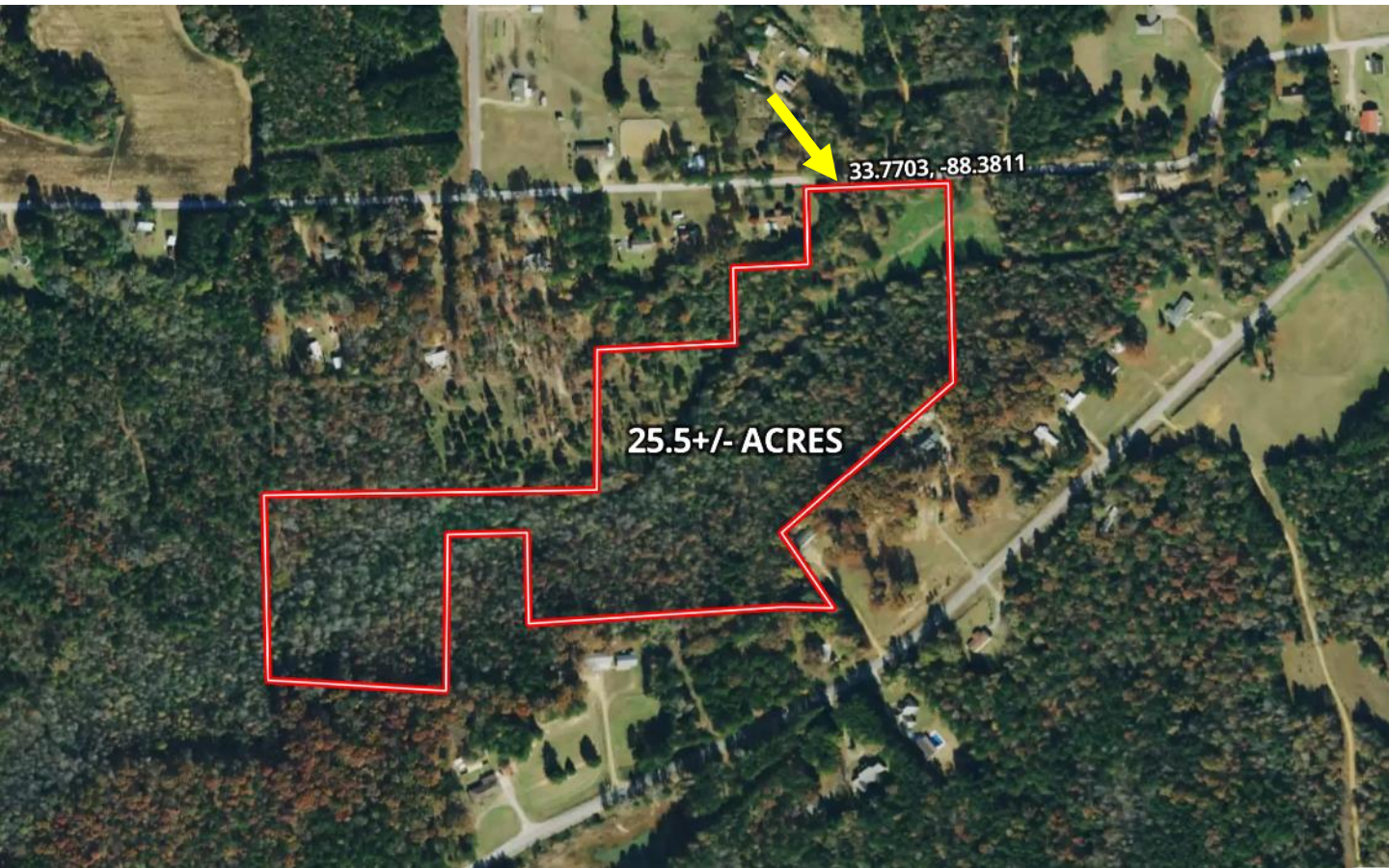


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Aerial Map



[Click Here for Interactive Map Link](#)



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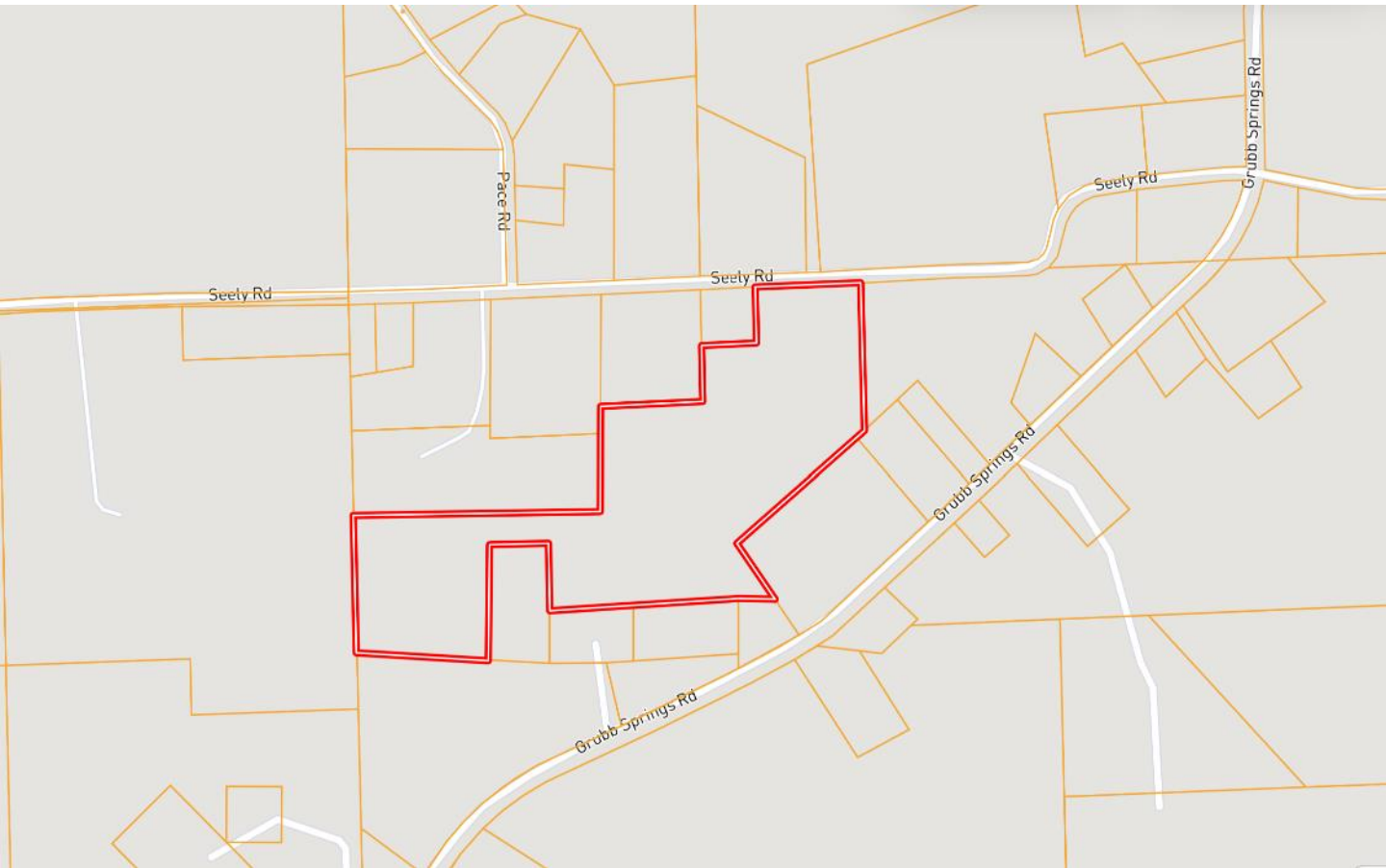
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Ownership Map



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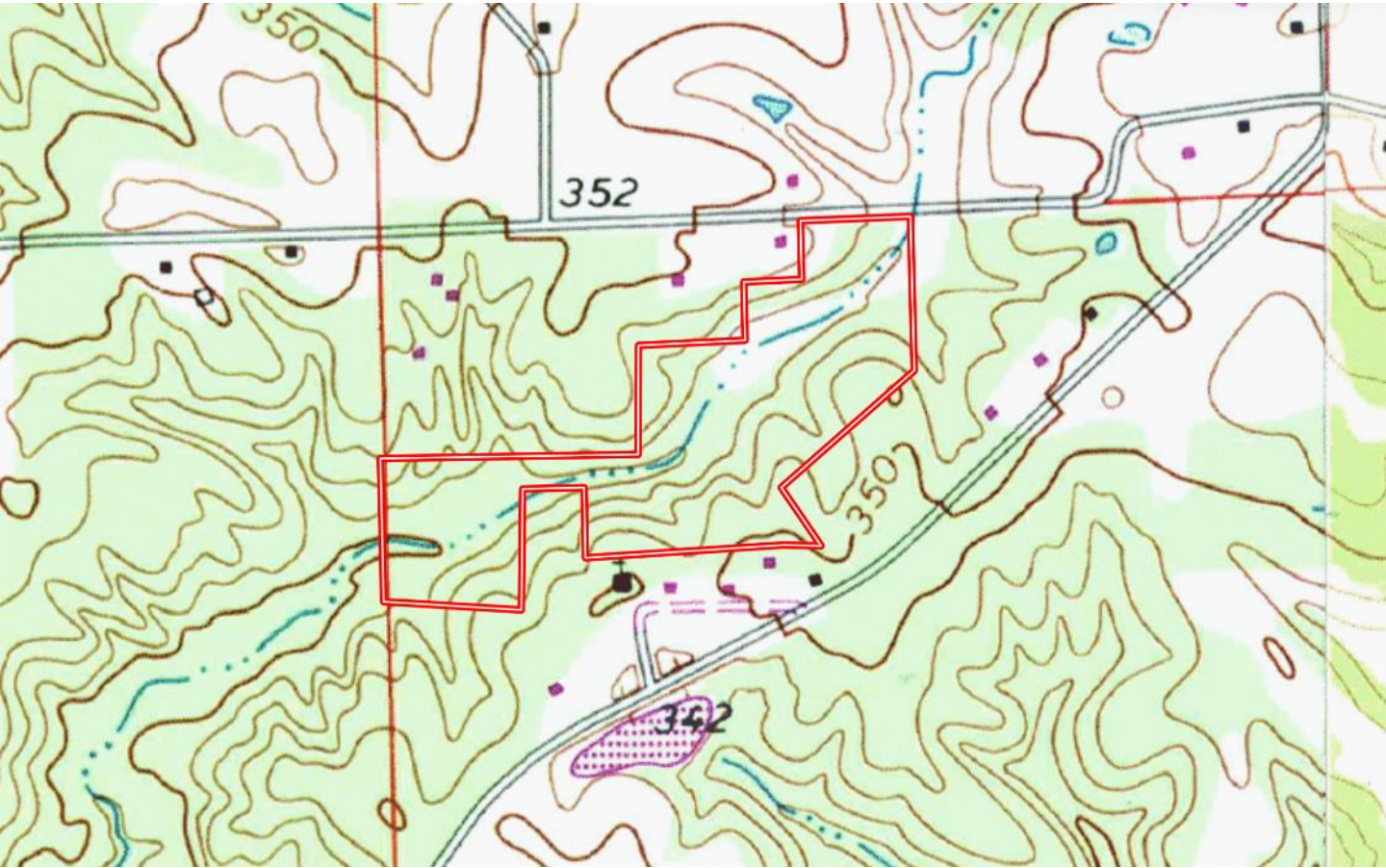
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Topo Map



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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bm	Bibb and Mantachie soils	12.06	45.93	0	50	5w
RsE	Ruston and Cuthbert soils, 12 to 17 percent slopes (smithdale-sweatman)	11.95	45.51	0	70	6e
OaB	Ora fine sandy loam, 2 to 5 percent slopes (savannah)	1.48	5.64	0	58	2e
RsE2	Ruston and Cuthbert soils, 12 to 17 percent slopes, eroded (smithdale and sweatman)	0.46	1.75	0	66	6e
OrC3	Ora loam, 5 to 8 percent slopes, severely eroded	0.3	1.14	0	36	3e
OaC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	0.02	0.08	0	39	3e



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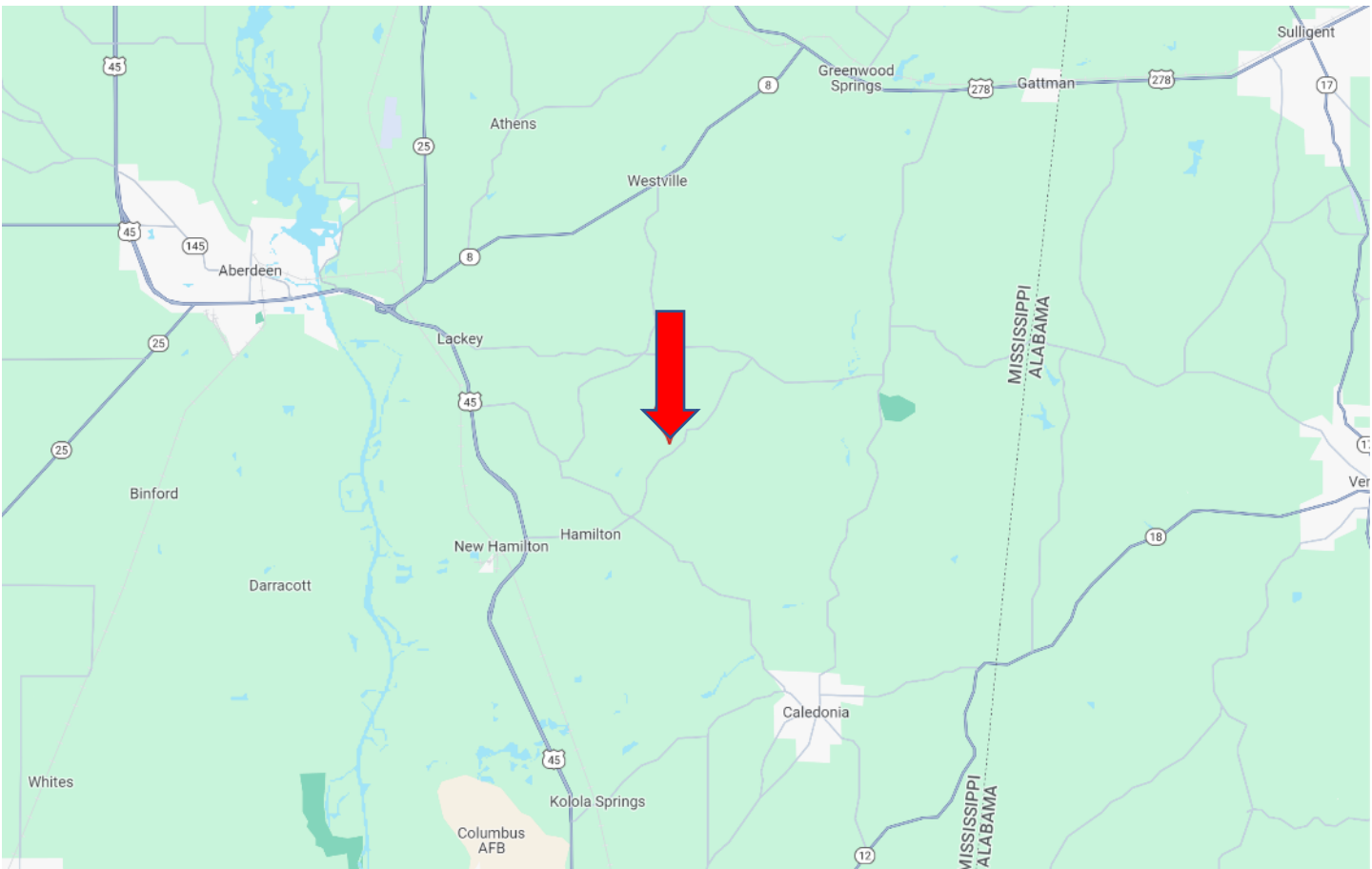
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Directional Map



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