

DIVERSE SPORTSMAN'S PARADISE

241± ACRES IN KEMPER COUNTY, MS



[Drone Link](#) 

\$899,000

Welcome to your sportsman's paradise located in southwest Kemper County, MS. This 241± acre diverse hunting property has everything and then some to offer. As you enter the property, you first arrive at the camp house, which consists of a very nice three-bed, two-bath, fully furnished single-wide mobile home with a huge back porch addition overlooking a 2± acre pond and backyard with endless recreational opportunities. A 4-bay equipment/tractor shed is available for any storage needs. This tract boasts an excellent road system that traverses throughout the property; while driving through the property, you will cross Okatibbee Creek and Tallachula Creek, providing a year-round water supply for wildlife. There are three large food plots throughout the property, all setup and ready to hunt, providing plenty of food for the deer and turkeys, which are plentiful on this tract. The north end of the property has a substantial amount of managed mature pine timber, with the rest left in mature hardwood bottoms and a 10-year-old pine plantation offering great timber diversity. It is conveniently located just 10 minutes from Collinsville, MS, and Okatibbee Lake, just a short drive away with all of the amenities it offers. Call Brett to schedule your private showing today!



**BRETT
CARNEY**
REALTOR®

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Expect More. Get More.

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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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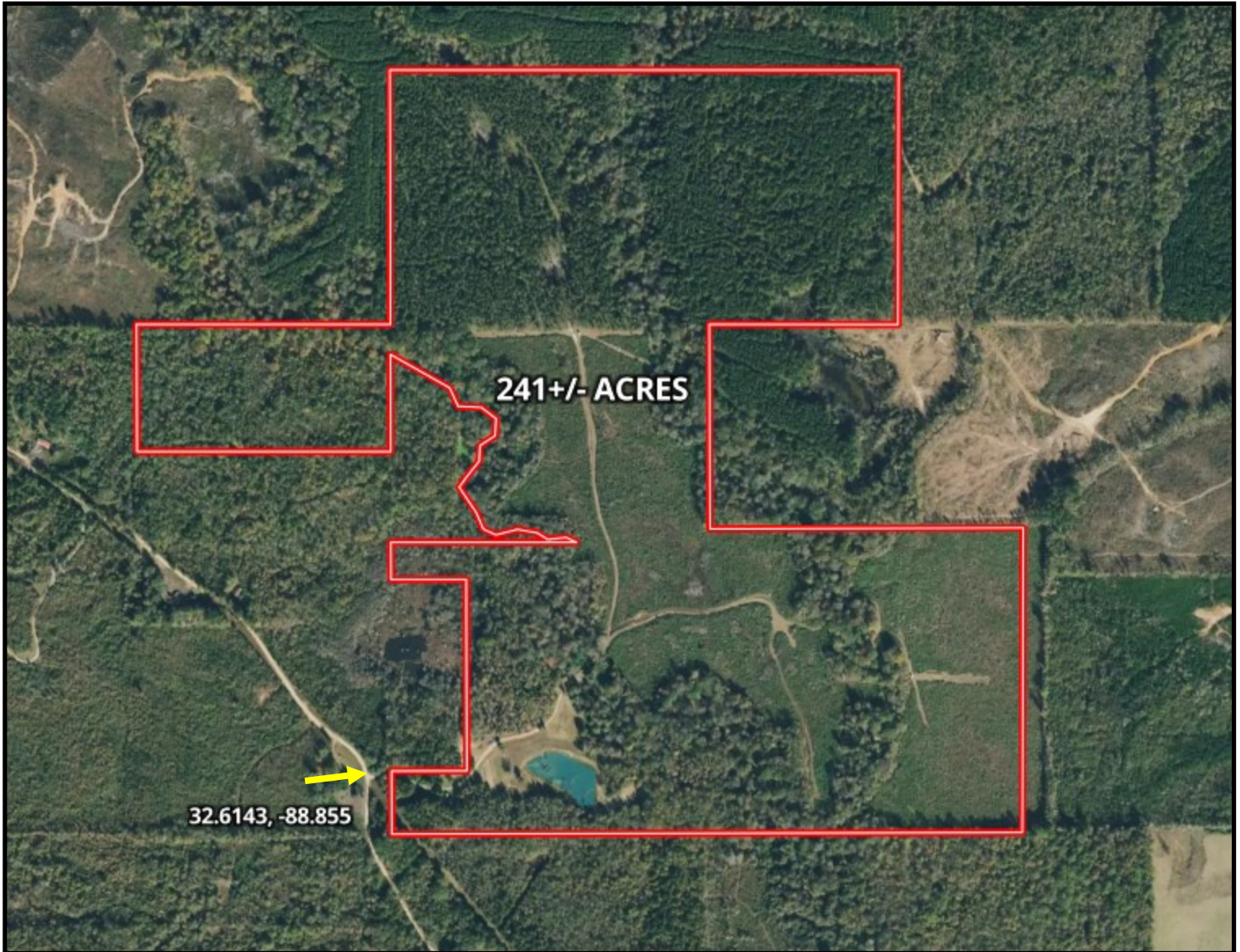


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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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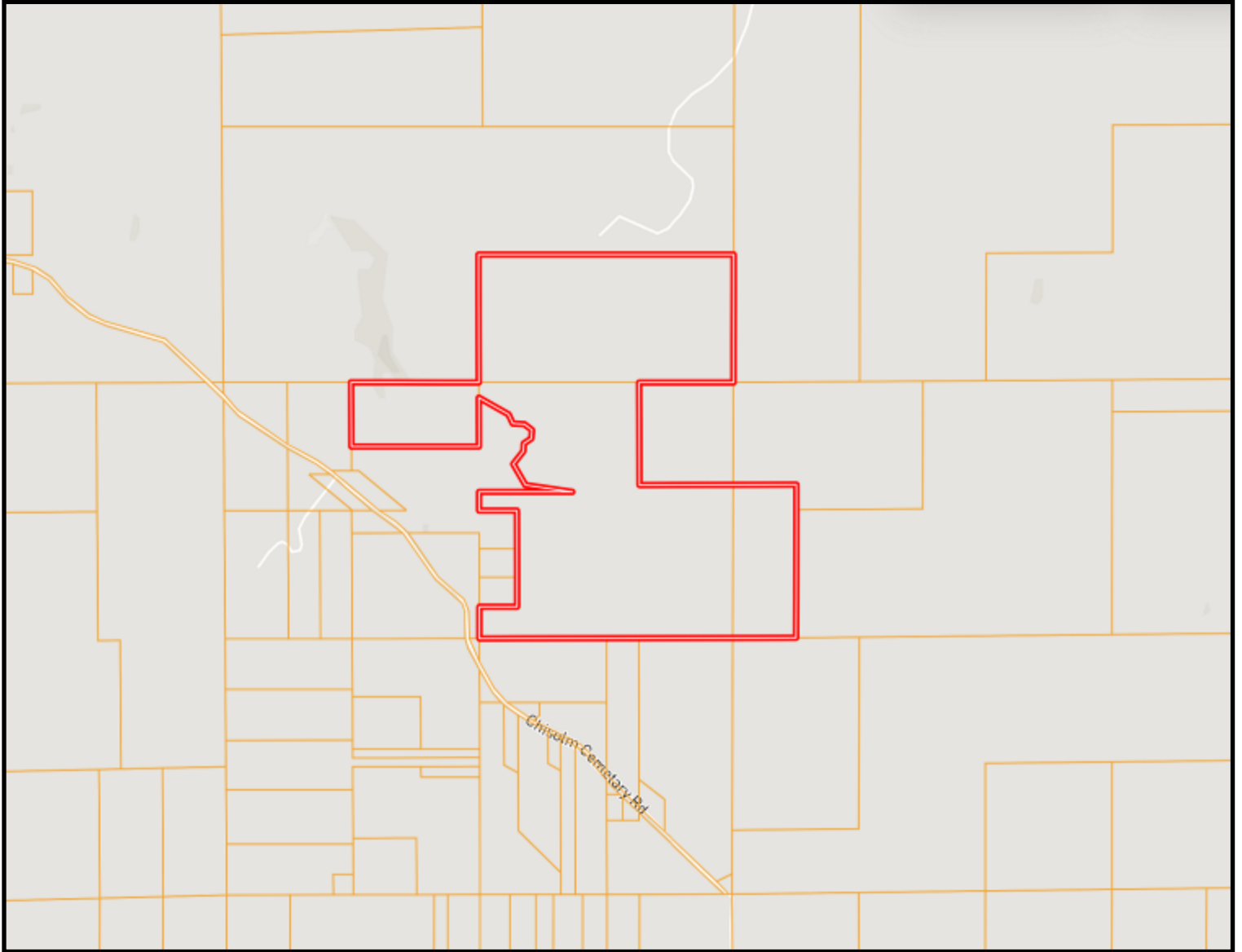


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1x1x1 Report
2011-2024
BEST
BROKERAGES

OWNERSHIP MAP



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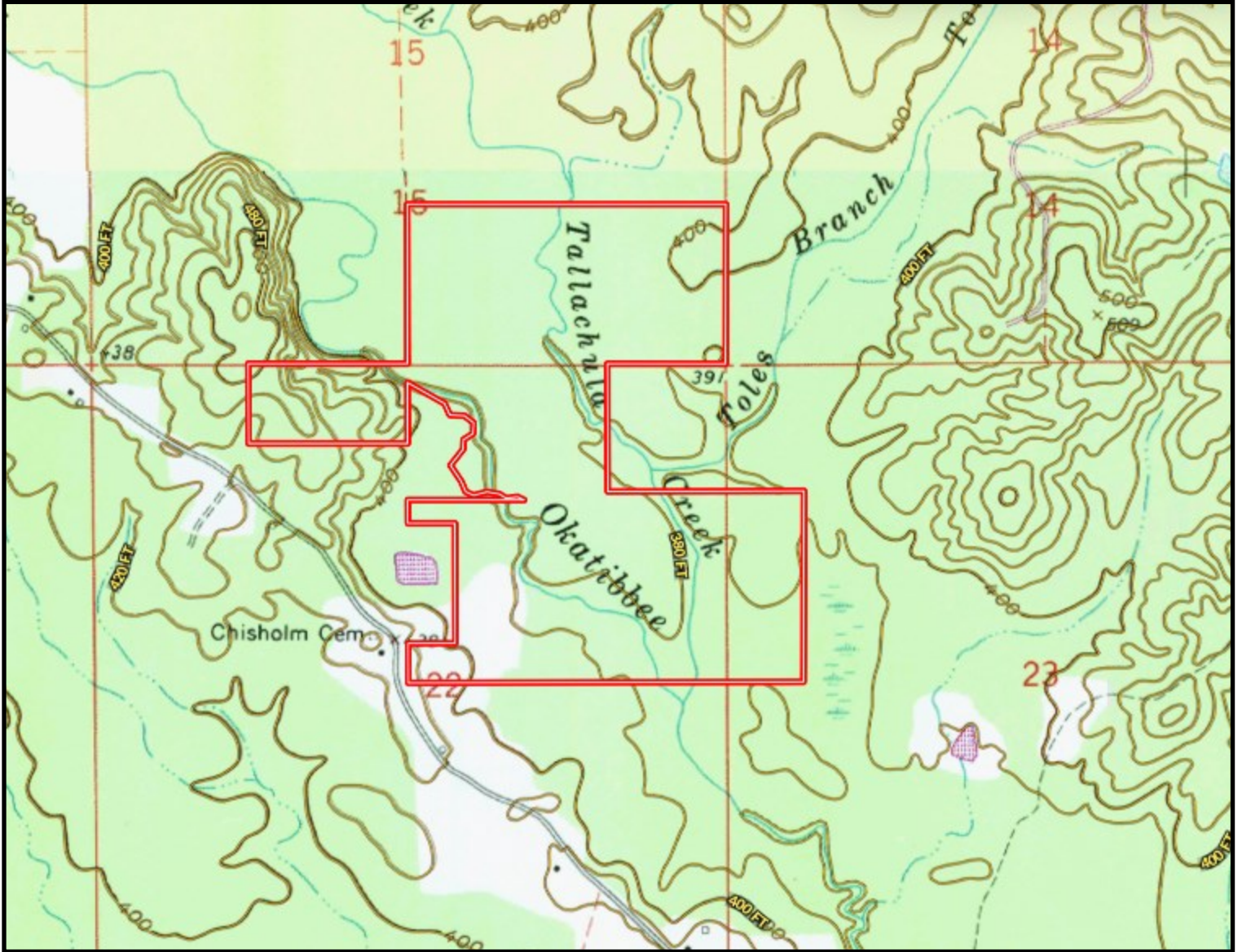


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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DJ	Daleville-Jena association, 0 to 2 percent slopes, frequently flooded	141.6 1	57.73	0	64	5w
PnB	Prentiss loam, 2 to 5 percent slopes	48.54	19.79	0	52	2e
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	24.47	9.98	0	39	3e
SY	Sweatman-Smithdale association, 12 to 40 percent slopes, moderately eroded	14.19	5.78	0	29	7e
SR	Smithdale-Ruston association, 5 to 15 percent slopes	12.66	5.16	0	75	4e
OrD2	Ora fine sandy loam, 8 to 12 percent slopes, eroded	2.83	1.15	0	41	4e
RnC2	Ruston fine sandy loam, 5 to 8 percent slopes, eroded	1	0.41	0	67	3e

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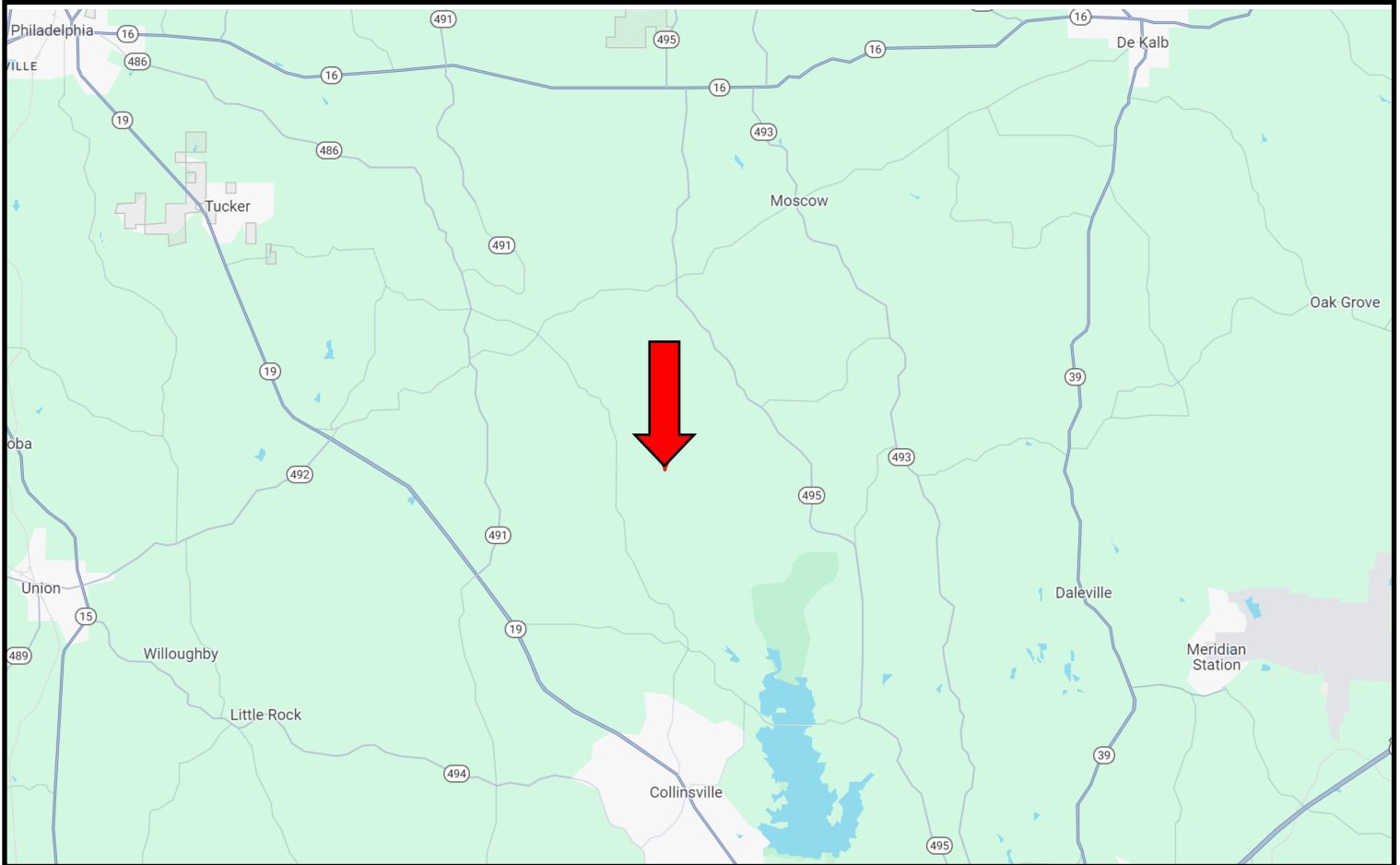


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DIRECTIONAL MAP



Directions from Hwy 19 in Collinsville, MS: Take Collinsville Martin Rd and travel 3.4 miles. Continue onto Martin Kemper County Rd. and travel 2.7 miles. Continue onto Zion Rd. and travel 1.8 miles. Make a sharp right onto Calver Rd. and travel 1.8 miles. Turn left onto Chisholm Cemetery Rd. After 1 mile, the property entrance will be on your right.



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