

# 91± Acres with Tons of Potential in Scott County, MS



**\$250,250**

Explore a prime development opportunity with this 91+/- acre tract in Forest, MS, Scott County. This expansive property features ample road frontage and presents potential for development as a subdivision or personalized homestead. The land offers versatility, suitable for raising livestock such as horses or cattle or establishing a farm. Convenience is a key feature, as it is located in the Scott County School district and only five minutes from the city of Forest. Water and electricity are available on the road, streamlining future construction. The timber, harvested approximately 7+/- years ago, has been mulched and de-stumped, providing a cleared canvas for your vision. Don't miss out on this rare opportunity to shape a significant piece of Scott County's landscape. Contact Clay or David to schedule your showing!

**Directions from the intersection of Hwy 80 and Hwy 35 in Forest, MS:** Travel North on Hwy 35 for 1.2 miles. Turn Right onto Hwy S and travel 4.8 miles. Turn Left onto Harrison Rd. After 0.8 miles, the property will be on your right. [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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## Aerial Map

[Click Here a LandId Interactive Map Link](#)



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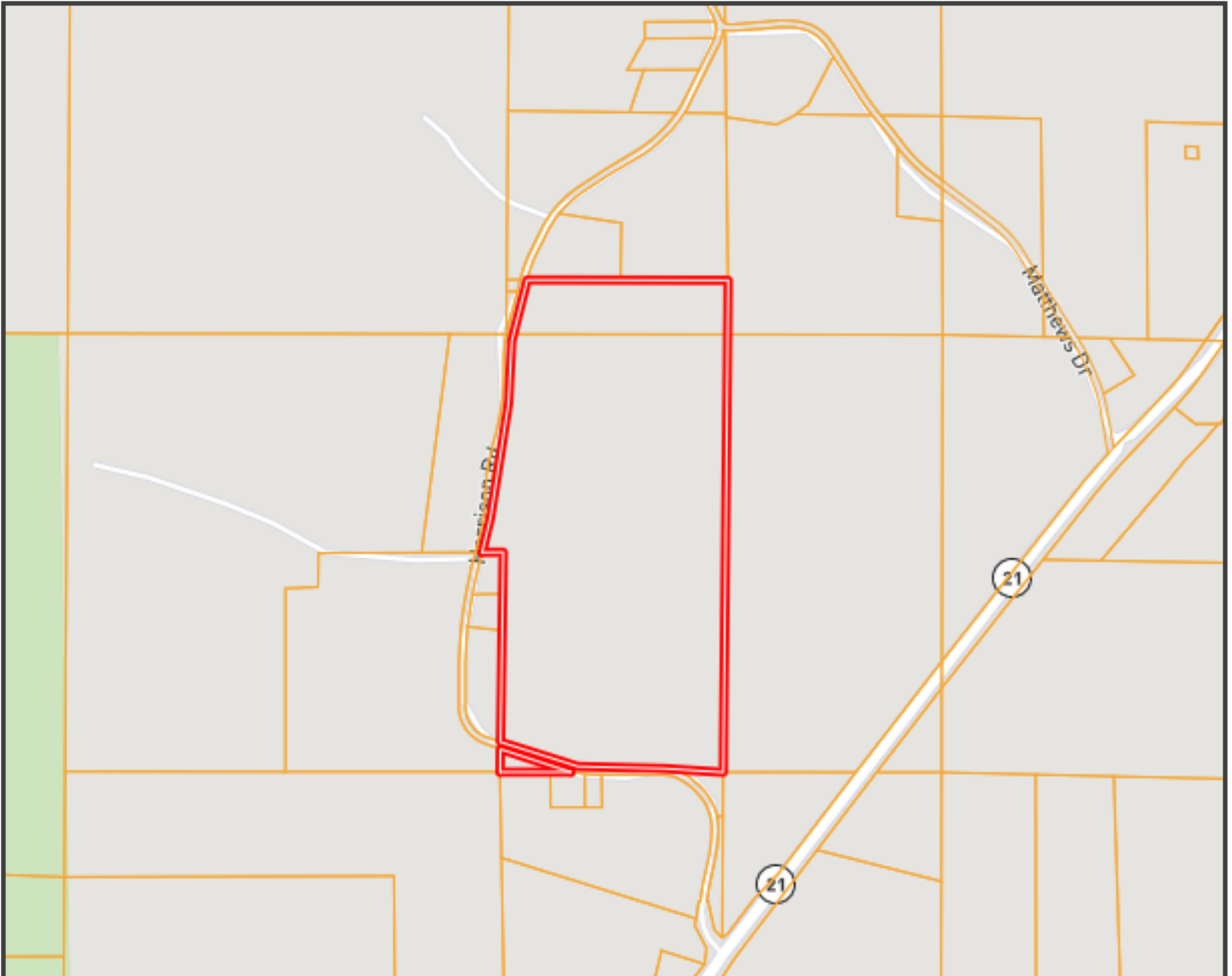


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## Ownership Map



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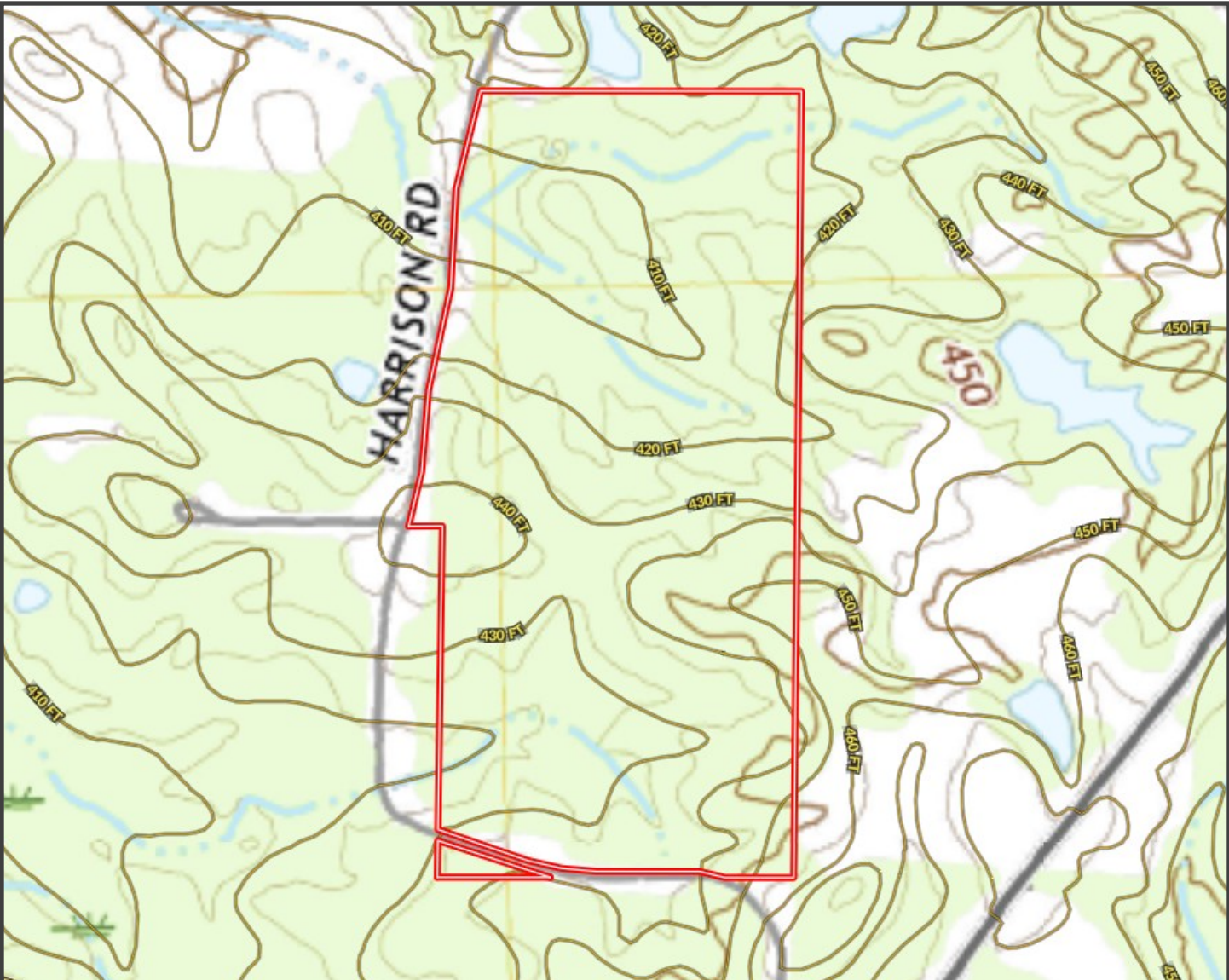


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**Topography Map**



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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	50.56	54.91	0	39	3e
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	27.95	30.36	0	54	2e
SaC2	Savannah fine sandy loam, 5 to 8 percent slopes, moderately eroded	13.09	14.22	0	38	3e
Ho	Houlka silty clay loam, 0 to 1 percent slopes, occasionally flooded	0.43	0.47	0	58	2w
OrB	Ora fine sandy loam, 2 to 5 percent slopes	0.03	0.03	0	50	2e
TOTALS		92.06(*)	100%	-	43.5	2.69

## Soil Map



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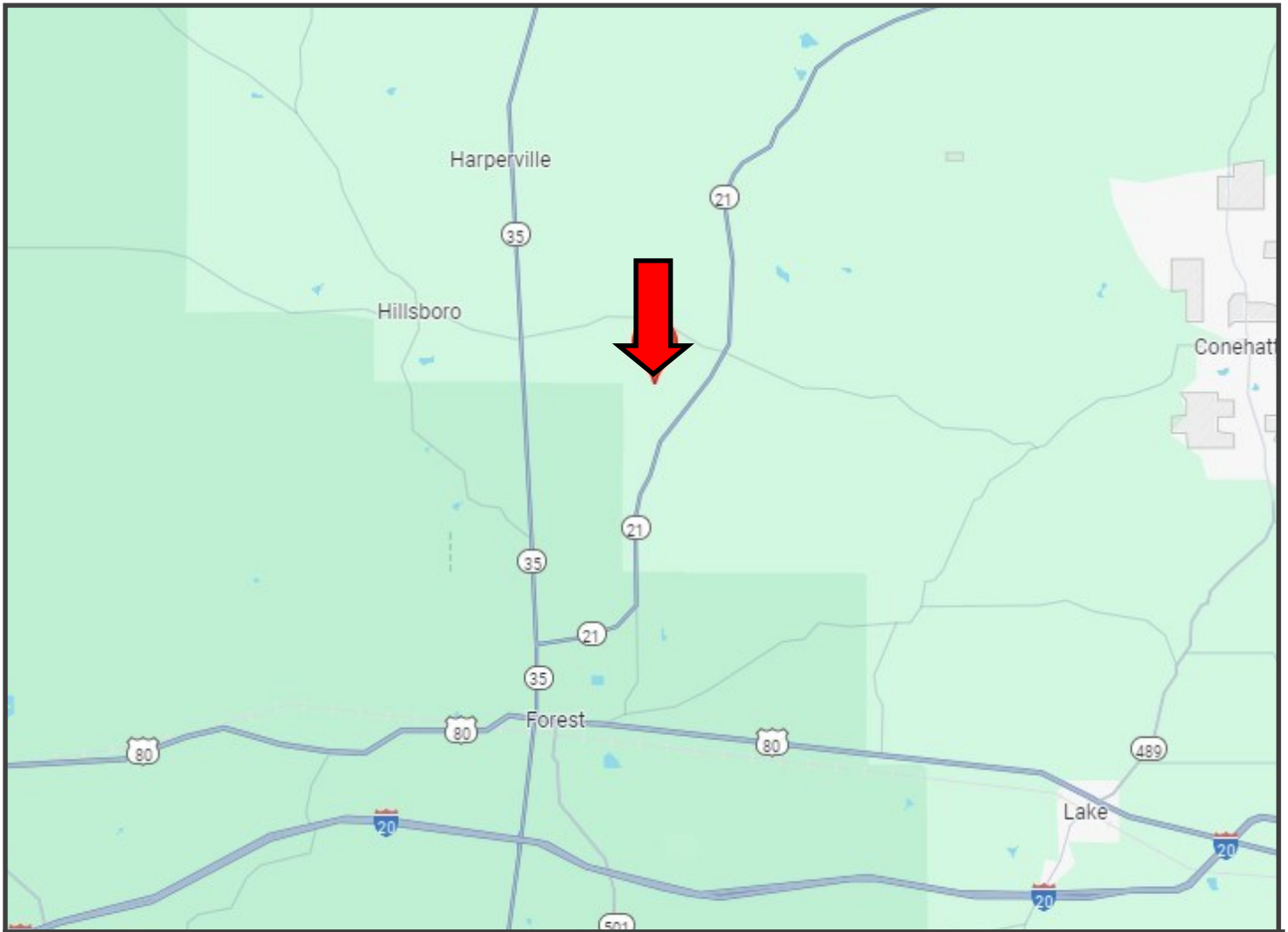
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## Directional Map



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