



77.1+/- ACRES IN MADISON COUNTY, MS



\$158,950

Here is it—just what you’ve been looking for! An affordable piece of land in Madison County, MS, that you can shape and develop into your ideal hunting property, all while you watch your trees grow for the next 30 years. This tract is nestled in a beautiful area of North Madison County. Most of the property is planted in 2-year-old pines that are growing and healthy. Plenty of road frontage on two roads allows you to have multiple entrances to hunt, depending on the wind direction. All this frontage also enables you to divide the property into smaller tracts. This 77.1+ acre is a clean slate that will allow you to develop the road system and food plots exactly where and how you want them. The rolling hills provide funnels and corridors ideal for ambushing from higher spots. An SMZ was left in the middle, providing some vertical structure along a small creek leading to a small hidden watering hole. The entire property is surrounded by neighbors with mature timber, allowing for many deer bedding opportunities. Let your imagination run wild on how you want to cultivate this gem. Water and electricity are available, making this the perfect place for a small cabin and getaway for you, your family, and your friends.



**DAVID
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A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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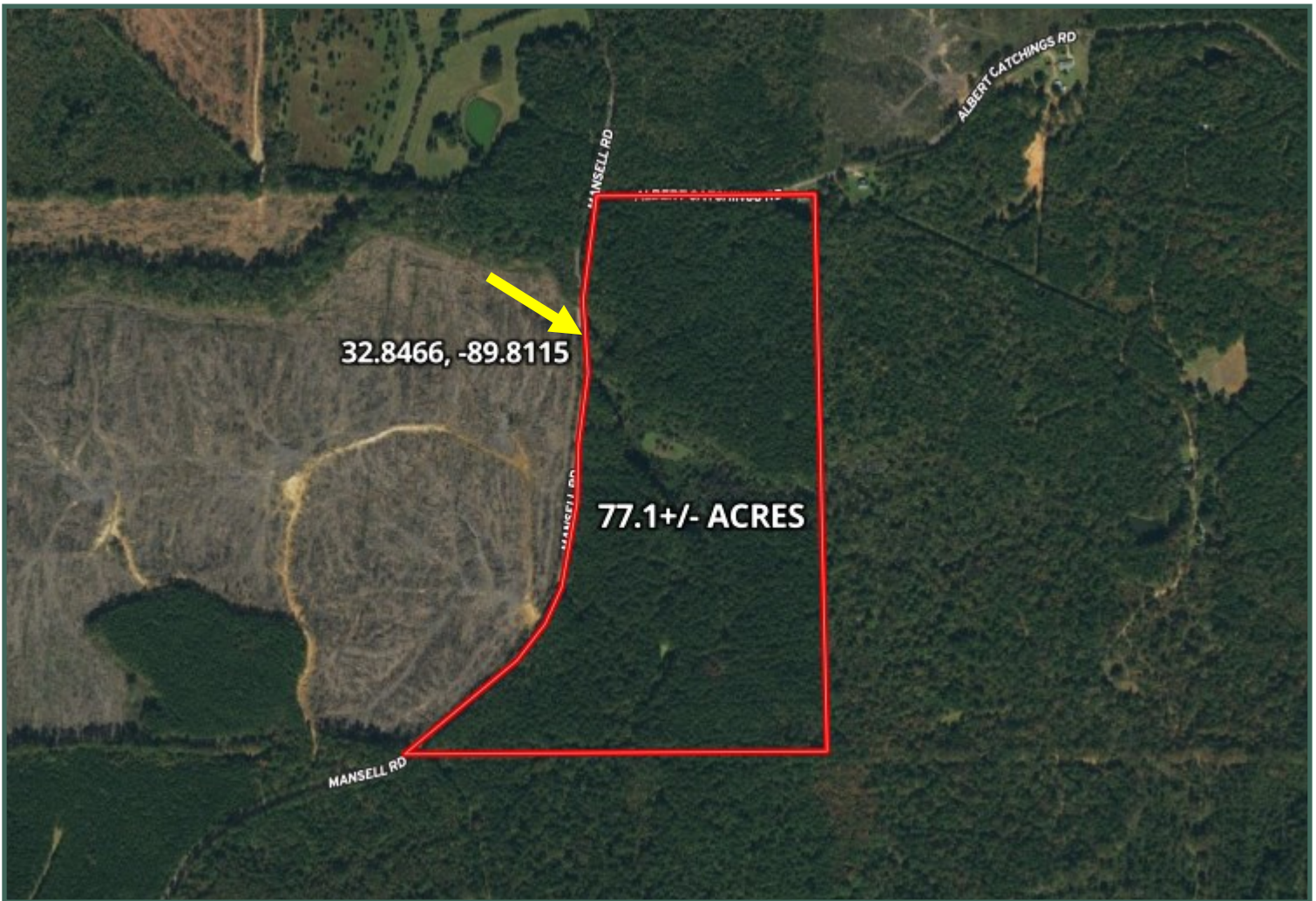
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AERIAL MAP



[Click HERE for interactive map](#)

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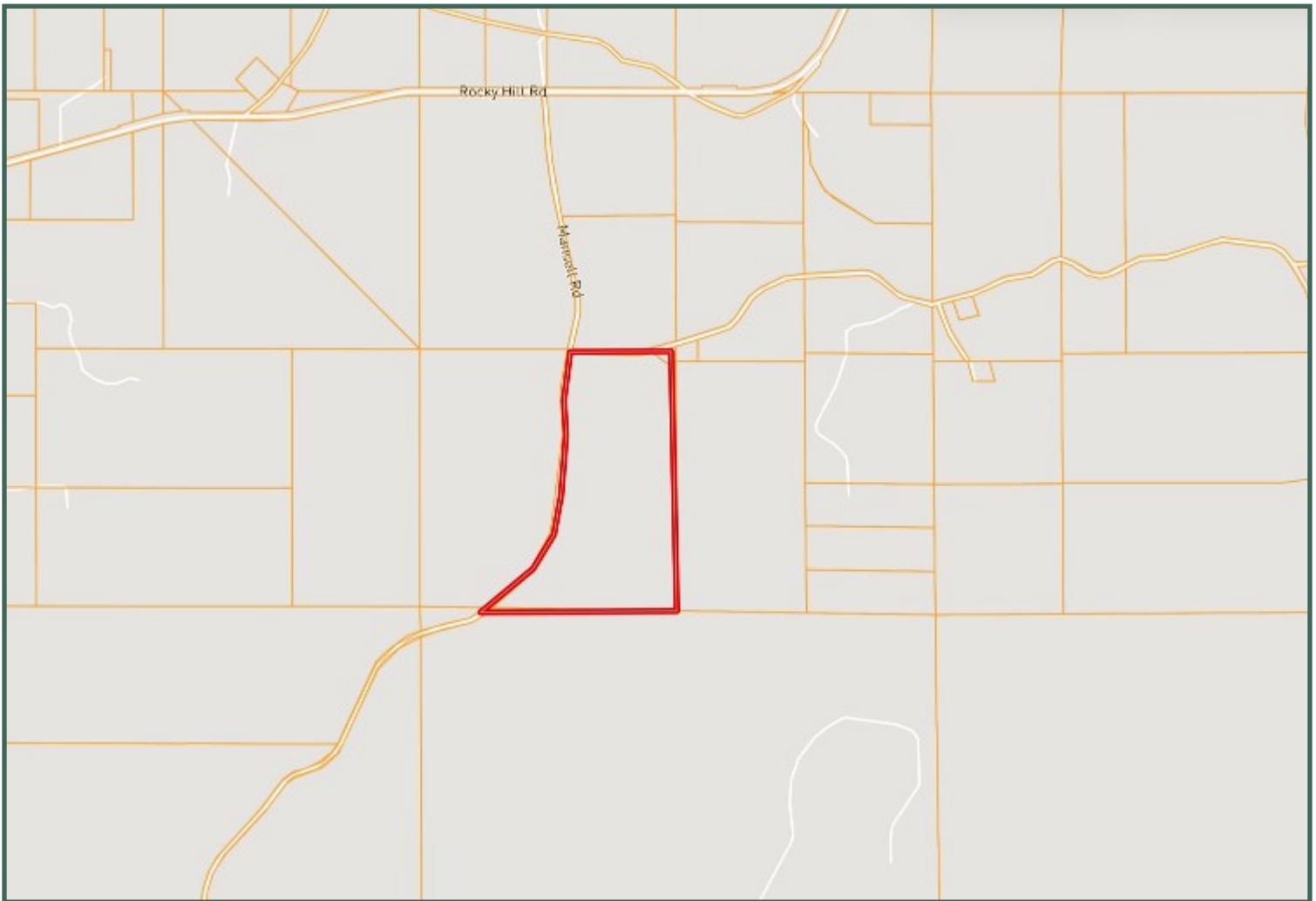
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OWNERSHIP MAP



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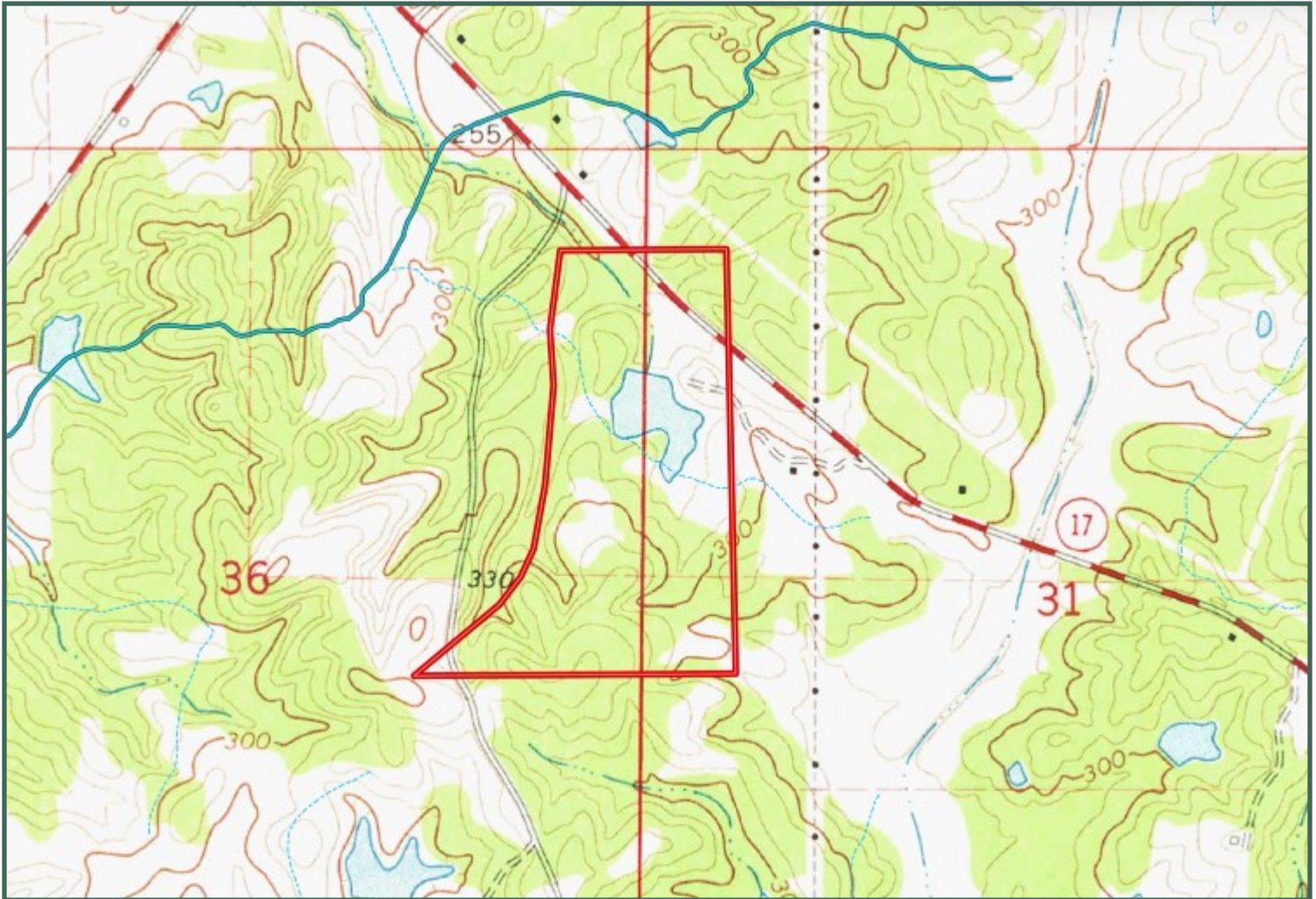
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TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ar	Ariel silt loam	38.33	49.63	0	76	2w
SpD2	Smithdale-Providence complex, 8 to 12 percent slopes, eroded	16.14	20.9	0	60	4e
SR	Smithdale-Providence association, hilly	11.41	14.77	0	57	7e
PrD2	Providence-Lexington complex, 8 to 12 percent slopes, eroded	10.4	13.47	0	55	4e
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	0.94	1.22	0	28	3e

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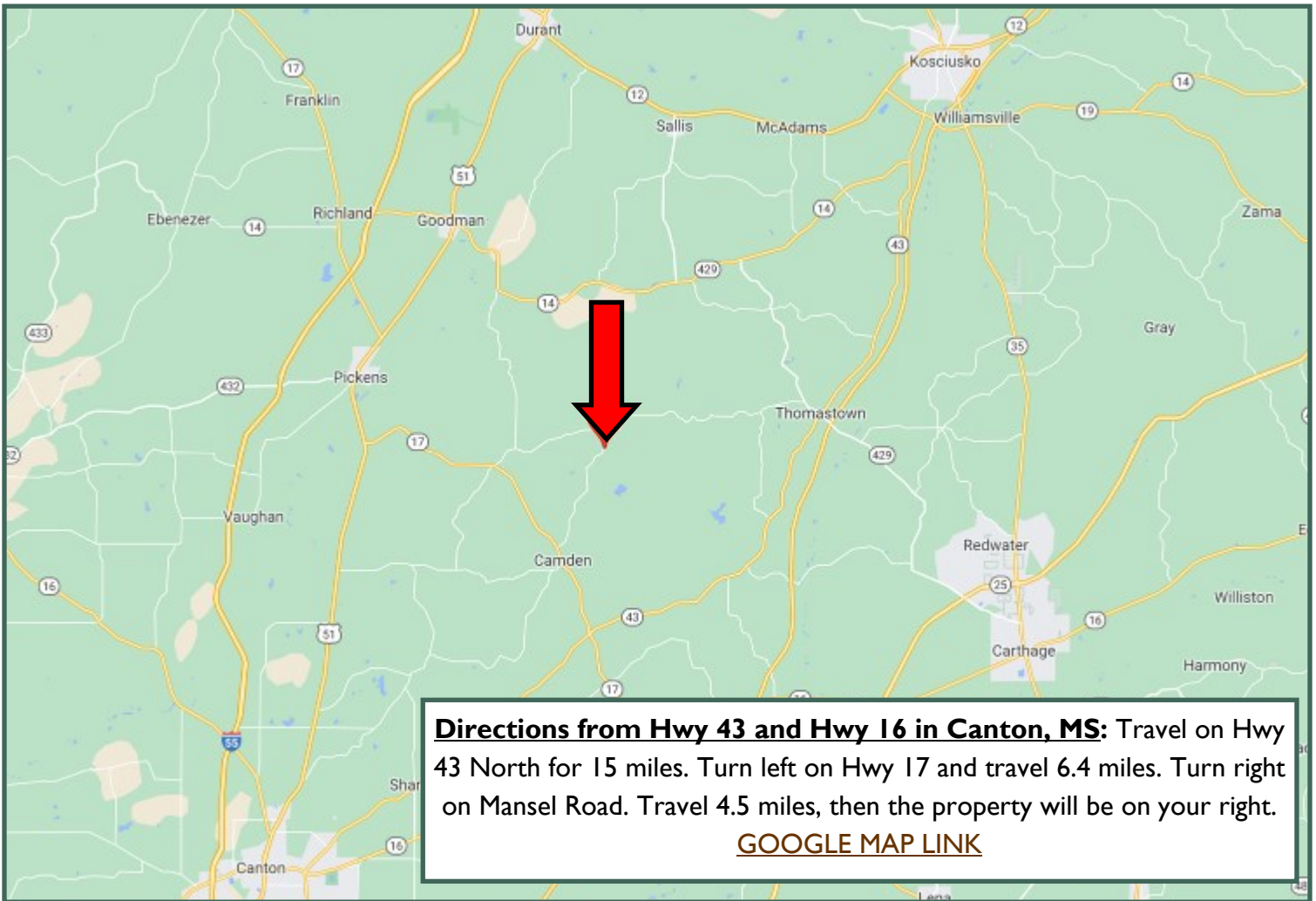
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DIRECTIONAL MAP



Directions from Hwy 43 and Hwy 16 in Canton, MS: Travel on Hwy 43 North for 15 miles. Turn left on Hwy 17 and travel 6.4 miles. Turn right on Mansel Road. Travel 4.5 miles, then the property will be on your right.
[GOOGLE MAP LINK](#)



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