



70.3± ACRES IN MADISON COUNTY, MS



\$140,250

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 tucked away in a beautiful area of North Madison County. Most of the property is planted in 3-year-old pines that are growing and healthy. There is plenty of road frontage that allows you to have multiple entrances to hunt, depending on the wind direction. All this frontage also allows you to divide the property into smaller tracts. This 70.3± acres 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. The entire property is surrounded by neighbors with mature timber, which allows for many bedding opportunities for deer. 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 friends.



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Information is believed to be accurate but not guaranteed.





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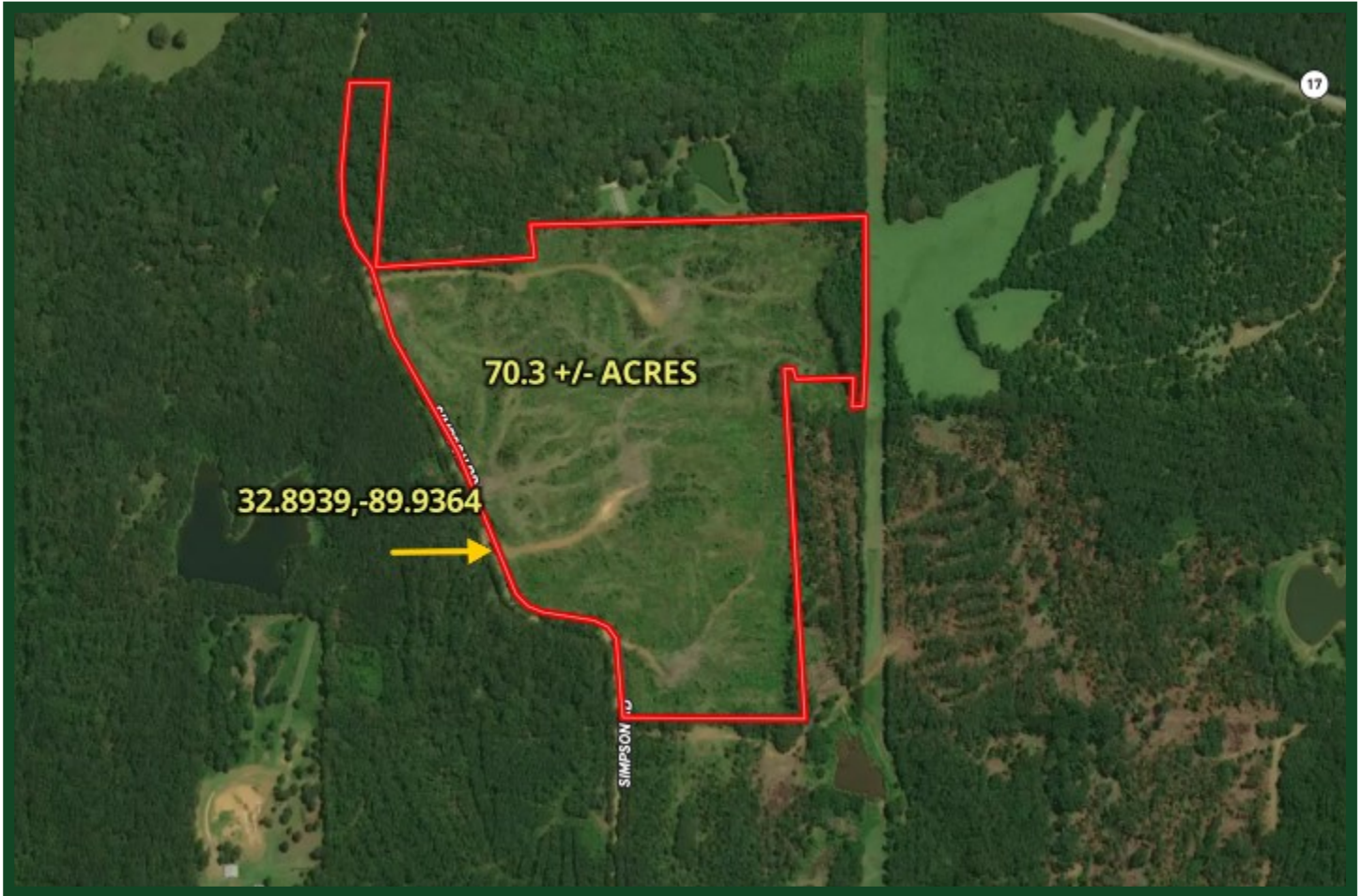
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AERIAL MAP



[Click HERE for Interactive Map](#)

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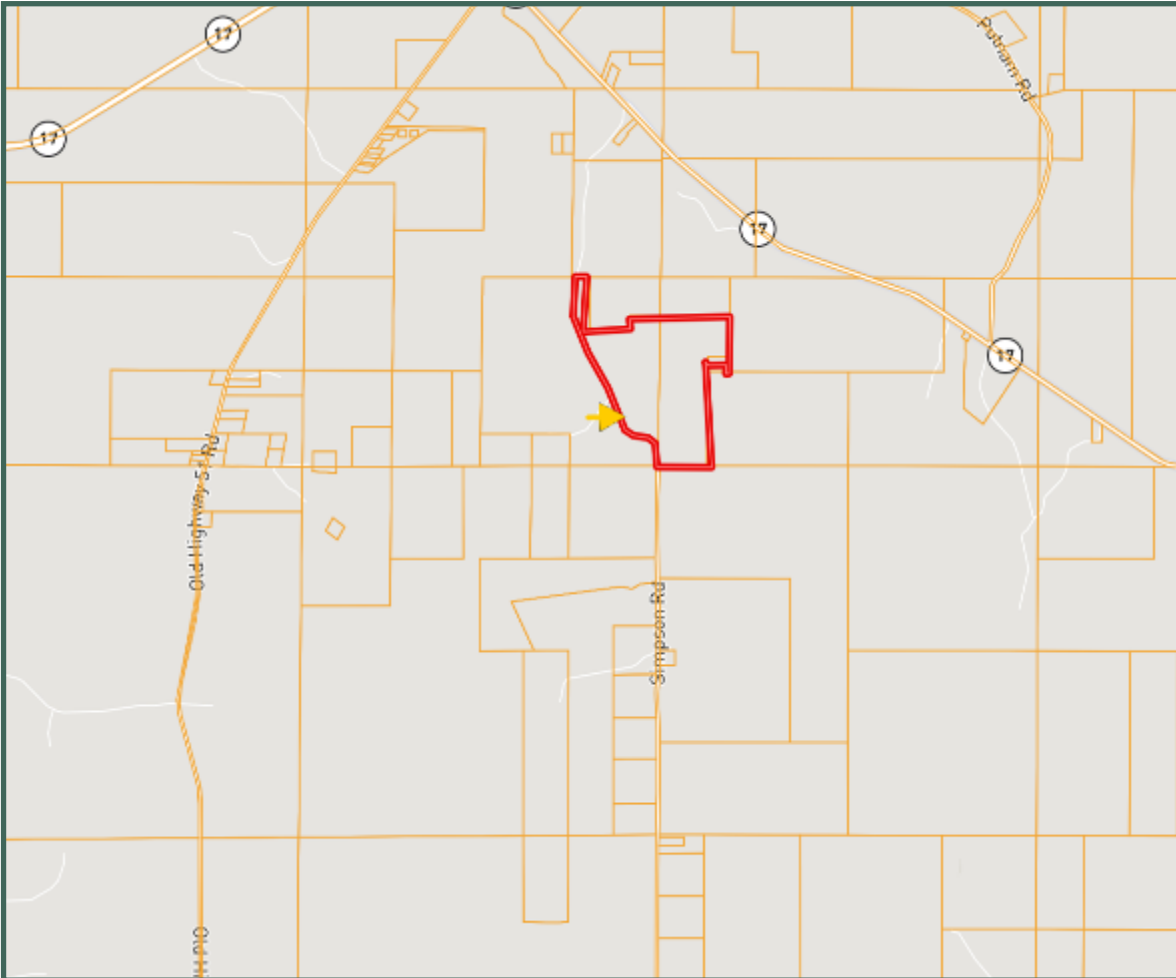
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OWNERSHIP MAP



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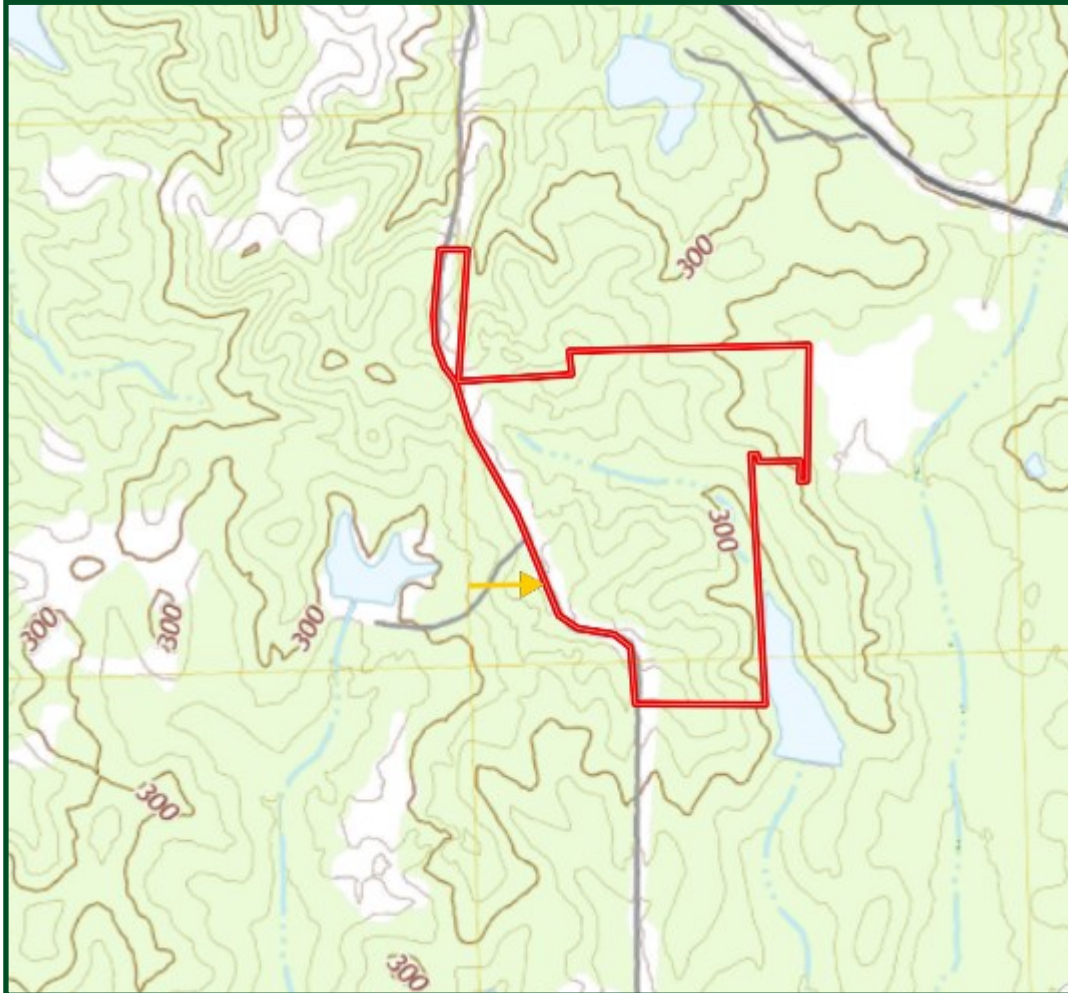
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TOPO MAP



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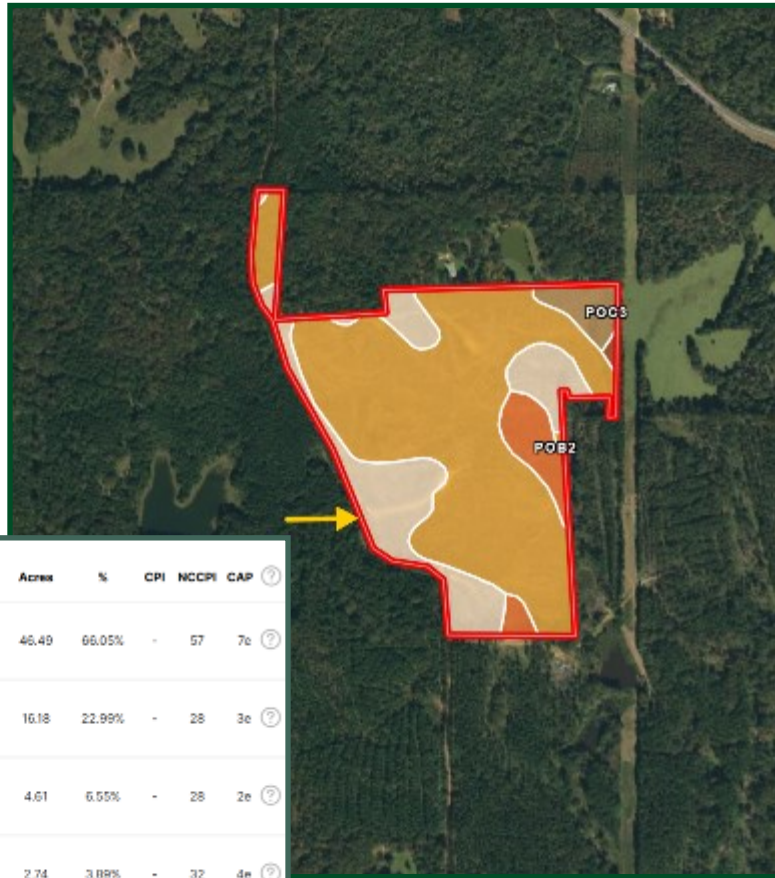
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SOIL MAP



Code	Description	Acres	%	CPI	NCCPI	CAP	?
SR	Smithsde-Providenc association, hilly	46.40	66.05%	-	57	7e	?
PoC2	Providenc silt loam, 5 to 11 percent slopes, eroded	16.18	22.99%	-	28	3e	?
PoB2	Providenc silt loam, 2 to 5 percent slopes, eroded	4.61	6.55%	-	28	2e	?
PoC3	Providenc silt loam, 5 to 11 percent slopes, severely eroded	2.74	3.98%	-	32	4e	?
Ar	Arsl silt loam	0.17	0.53%	-	76	2w	?

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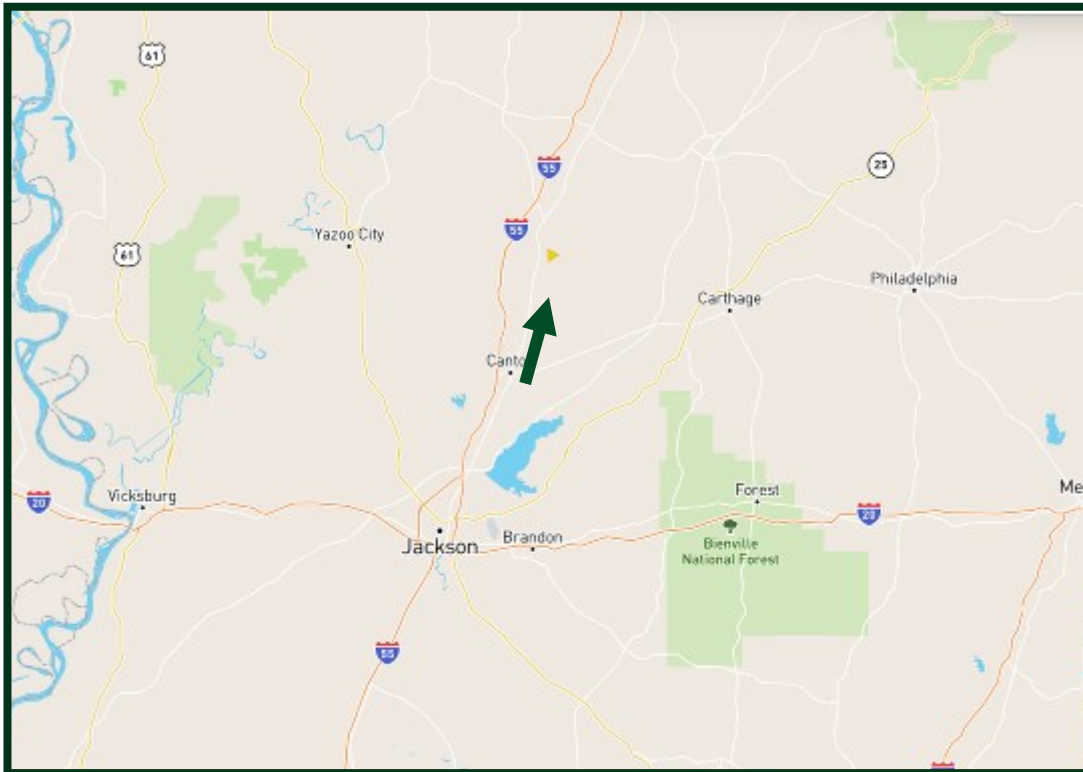
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DIRECTIONAL MAP



Directions: Travel North of Canton on Hwy 51 for 16.5 miles. Turn right on Hwy 17 and drive 2 miles. Turn right on Simpson Rd. and travel 3/4 of a mile. The property will be on your left.



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