

Prime Hunting Property or Timber Investment



71.6± ACRES IN SCOTT COUNTY, MS

\$127,500

Are you looking for a prime hunting property or a valuable timber investment? Look no further. This 71.6± acre property in Scott County offers everything you need. It features a well-maintained road system, lush pine trees, and gated access in a remote, low-traffic area. Additionally, it borders Caney Creek WMA, providing endless hunting and customization opportunities to suit your needs. Call Brady or Tom to schedule your private showing today!

DIRECTIONS FROM I-20 AND 13 IN MORTON, MS: From I-20, take exit 77 towards Puckett and merge onto Hwy 13 South. Turn left onto Springfield Rd. and travel 2 miles. Make a slight left to continue on Springfield Rd. and travel an additional 2.2 miles. Turn right onto Forest Road 538-A. After 1.3 miles, the property will be on the right. [GOOGLE MAP LINK](#)



TOM SMITH
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Information is believed to be accurate but not guaranteed.





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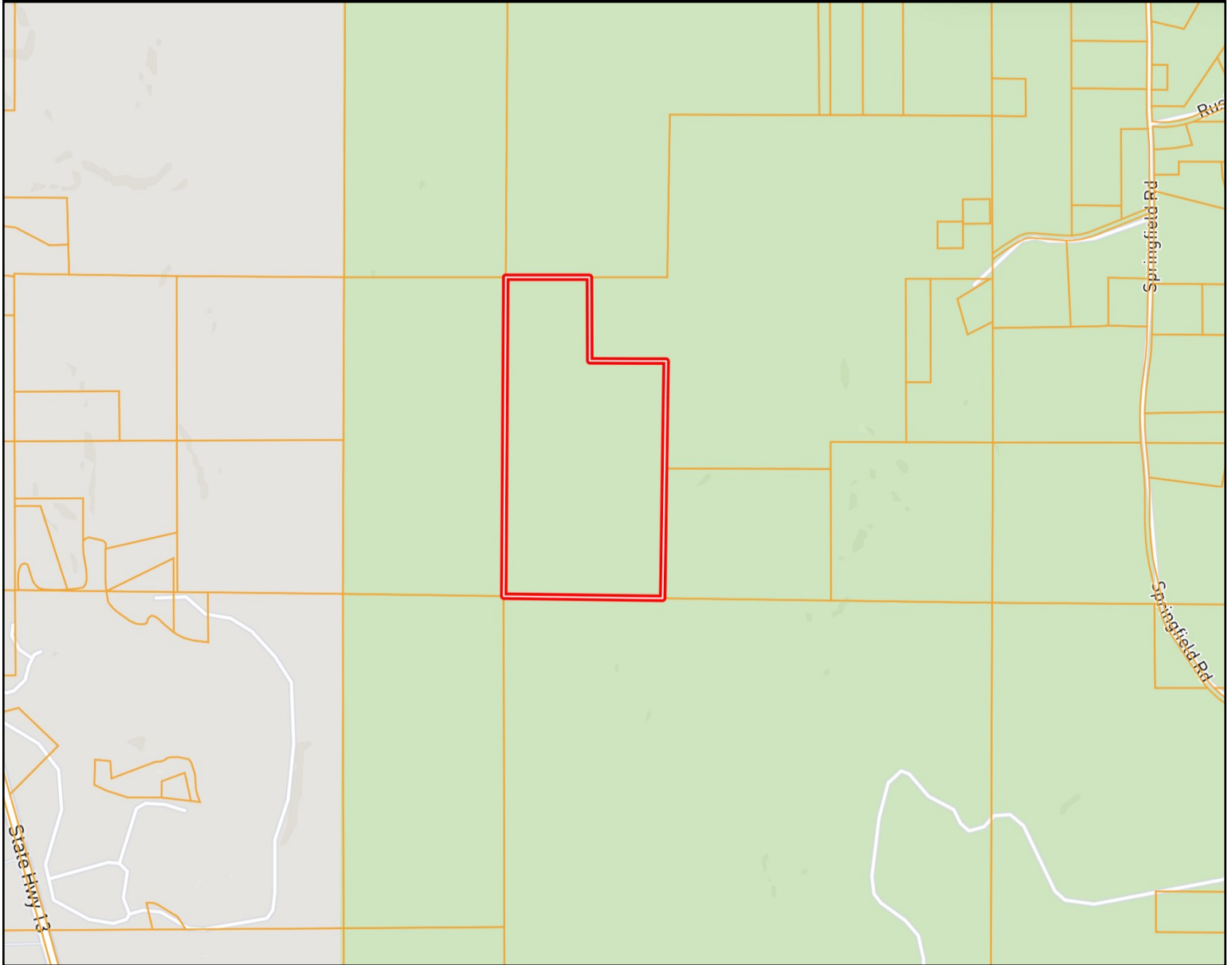
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OWNERSHIP MAP



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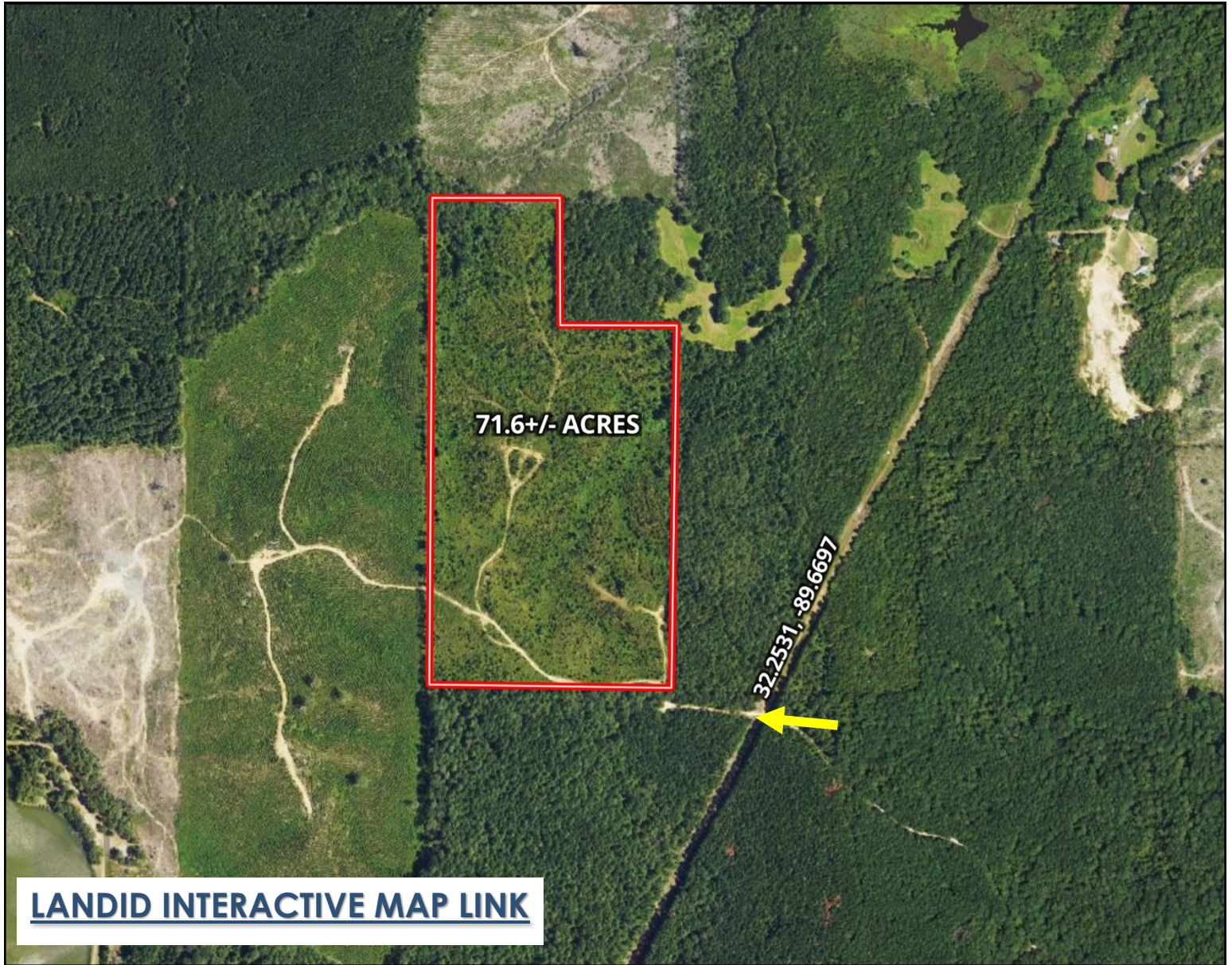
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AERIAL MAP



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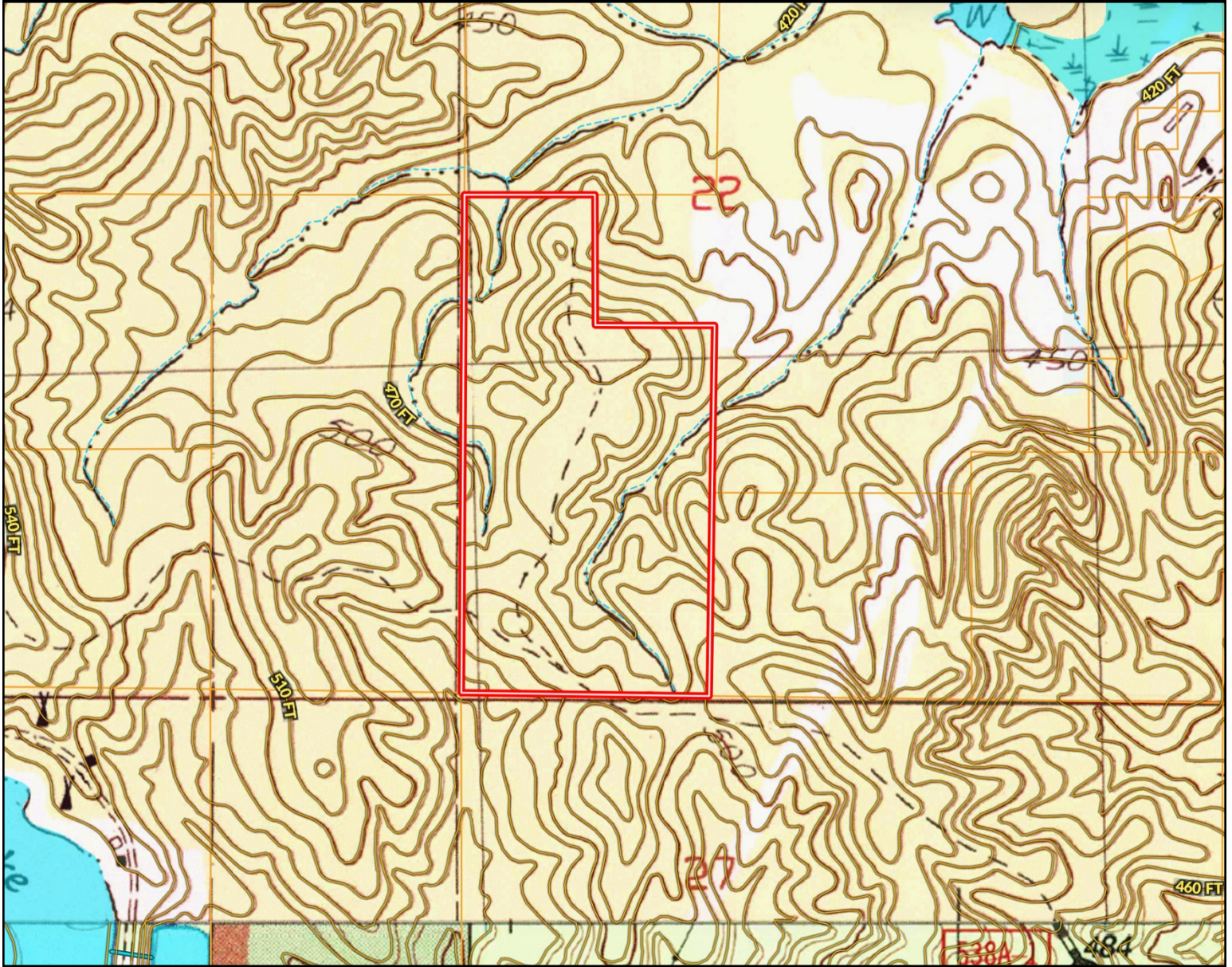
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TOPOGRAPHY MAP



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2011-2024
BEST
BROKERAGES

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SmF2	Smithdale fine sandy loam, 15 to 35 percent slopes, eroded	36.85	52.83	0	14	7e
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	22.35	32.04	0	39	3e
SmD2	Smithdale fine sandy loam, 8 to 15 percent slopes, eroded	9.7	13.91	0	70	4e
SaC2	Savannah fine sandy loam, 5 to 8 percent slopes, moderately eroded	0.55	0.79	0	38	3e
Ma	Mantachie fine sandy loam, 0 to 1 percent slopes, occasionally flooded	0.3	0.43	0	74	5w



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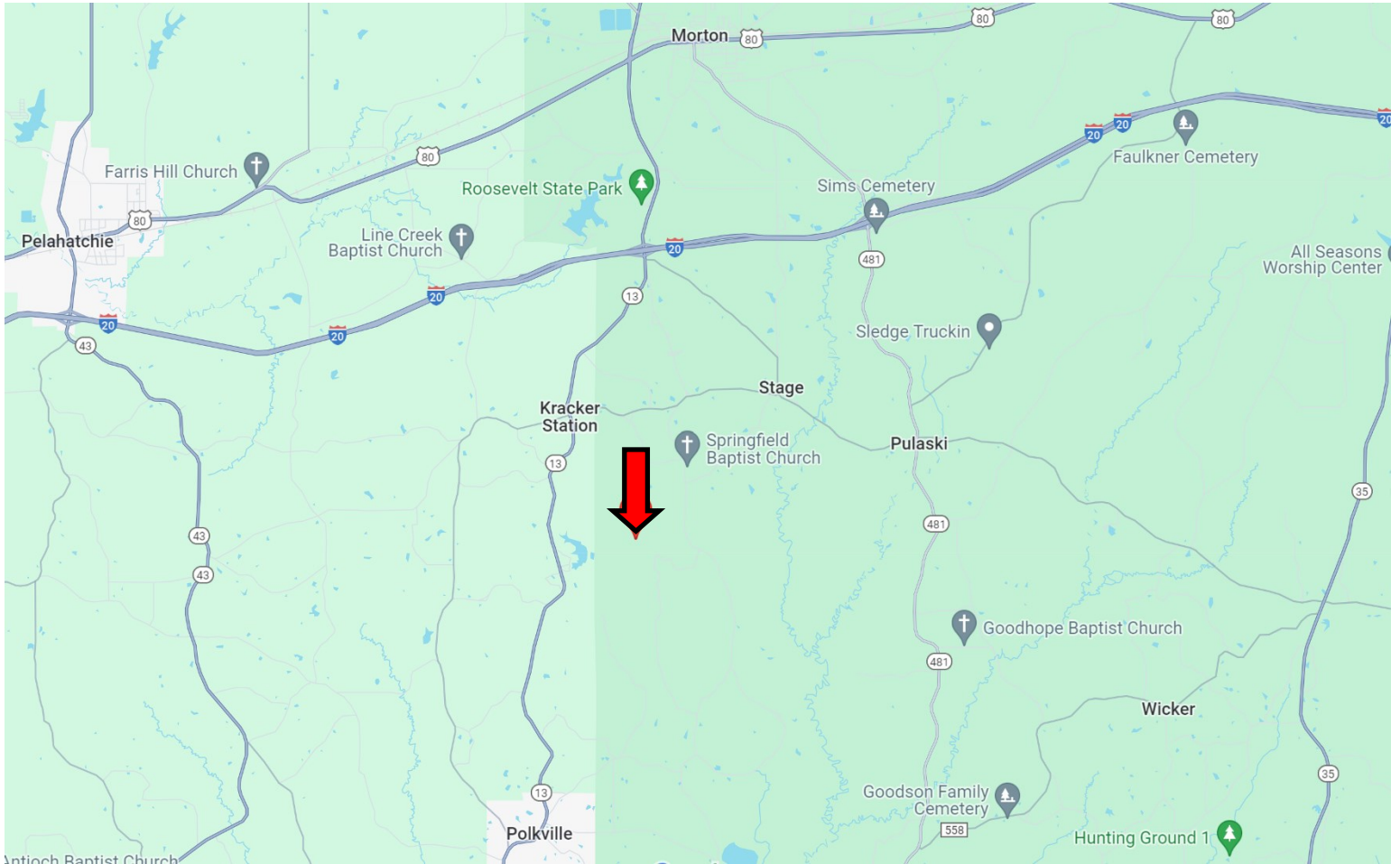
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DIRECTIONAL MAP



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